



Collingwood Mansions | North Shields | NE29 6HA

£145,000

Character, scale and river views come together beautifully in this distinctive one-bedroom first-floor apartment within Collingwood Mansions. The centerpiece is undoubtedly the impressive open-plan kitchen, dining and living space, where three tall sash-style windows frame views across the River Tyne and flood the room with natural light. High ceilings, decorative coving and ceiling roses sit alongside exposed brickwork, giving the space genuine character, while the subtle change in level and flooring creates naturally defined areas for cooking, dining and relaxing. The kitchen is fitted with cream panelled cabinetry and extensive work surfaces forming a substantial peninsula, together with an integrated oven, electric hob, dishwasher and washer/dryer. The principal bedroom continues the character of the apartment, with built-in glazed wardrobes and a tall, glazed door opening to a Juliet balcony overlooking the mature communal rear gardens. A generously proportioned bathroom features a raised corner bath with shower over. With river views to the front, this is an apartment with an individual character and sense of space that immediately sets it apart. There is also the added benefit of an allocated parking space in a secure car park.

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1 Bedroom First Floor Apartment

**Impressive Open-Plan Kitchen,
Dining and Living Space**

**River Views From the Living
Accommodation**

No Onward Chain

**Spacious Double Bedroom with
Fitted Wardrobe**

Character Features Throughout

Generously Proportioned Bathroom

Allocated Parking Space/Garage

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE HALL: Security entry system and staircase leading to the first floor.

PRIVATE ENTRANCE HALL: Entrance door, storage cupboard, electric heater, door to:

OPEN-PLAN KITCHEN / DINING / LIVING SPACE: 23'8" x 20'0" (7.21m x 6.10m) An impressive open-plan room incorporating clearly defined kitchen, dining and living areas, with three large sash-style windows to the front enjoying river views, decorative coving, ceiling roses, exposed brick chimney breast, electric heaters and a combination of timber flooring and fitted carpet.

The kitchen is fitted with a range of cream panelled wall and base units with contrasting work surfaces extending to form a substantial peninsula, stainless steel sink and drainer, integrated electric oven, electric hob with cooker hood, plumbing for integrated dishwasher and washer, tiled splashbacks.

The raised dining area provides space for a dining table and chairs, with the exposed brick chimney breast creating a strong focal point and the river-facing windows bringing the outlook directly into the room

The living area occupies the larger section of the room, retaining the high ceiling, decorative plasterwork and further river-facing windows.

BEDROOM: 12'8" x 9'10" (3.86m x 3.00m) Glazed door opening to a Juliet balcony overlooking the communal rear gardens, built-in glazed wardrobes and cupboards, electric heater, decorative coving, recessed glass-block features.

BATHROOM: 10'2" x 6'4" (3.10m x 1.93m) White suite comprising raised corner bath with shower over and curved shower rail, W.C and pedestal basin, part-tiled walls, tiled floor, electric traditional-style radiator/towel rail and glass-block detailing.

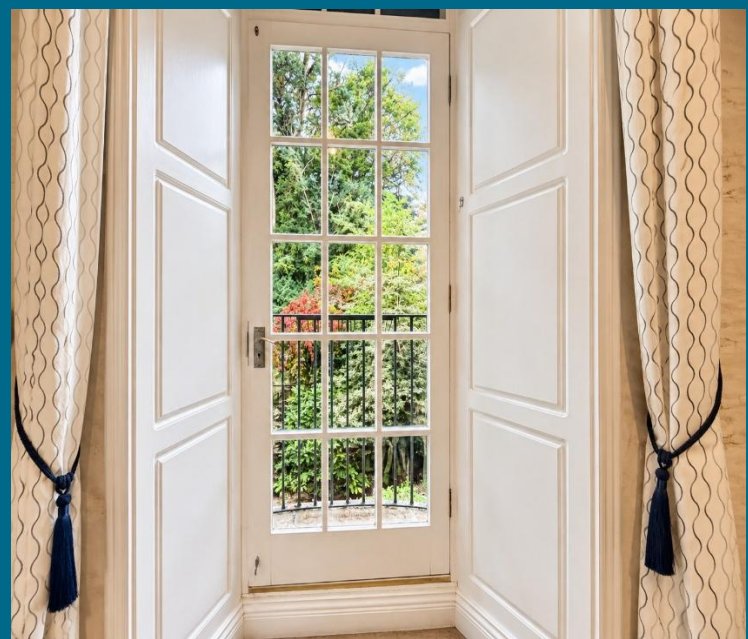
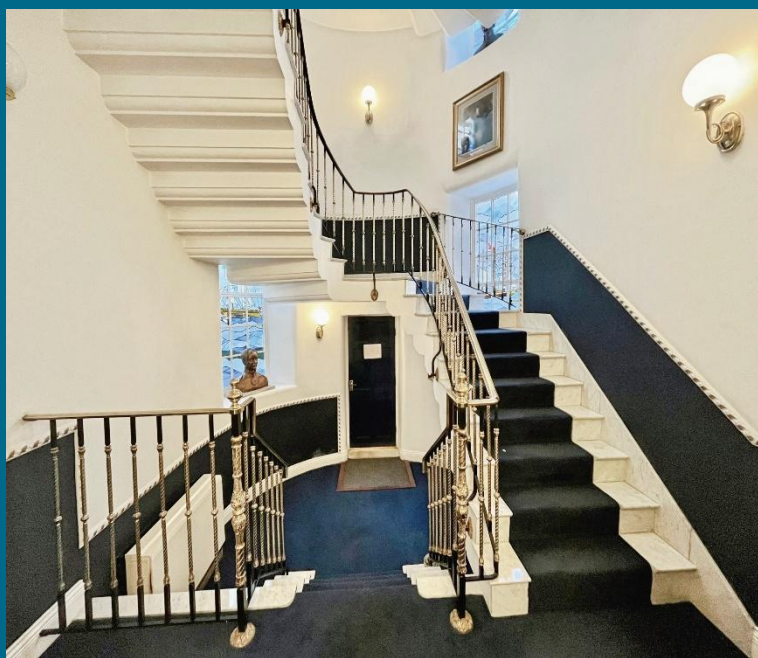
EXTERNAL: Communal gardens positioned to the rear of the building, providing a mature green outlook from the principal bedroom and Juliet balcony. There is an allocated parking bay within the secure underground parking garage.

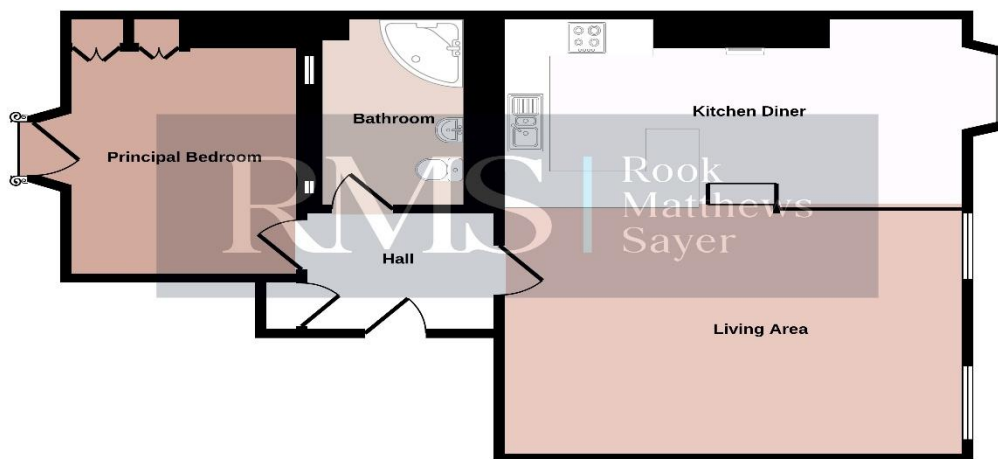
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Electric, Night Storage Heaters

Broadband: FTTC Available

Mobile Signal Coverage Blackspot: No

Parking: Garage/Allocated Parking Bay

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

TENURE

Leasehold - It is understood that this property is Leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Leasehold: 999 years from 2014 years remaining 987

Service Charge, Includes Ground Rent £250.00 per month, Payable to Brannen & Partners and to be reviewed 01.01.2027

COUNCIL TAX BAND: D

EPC RATING: D

WB4100 TJ.DB.09.10.2026 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not intended as a recommendation and is for information only. It is not intended as a recommendation and is for information only. These particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.



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