





2



1



2

- Beautifully Presented
- First Floor Apartment
- Secure Parking
- Desirable Area
- Transport Links
- Two Bedrooms
- Close To Ferry Terminal
- Stunning Views
- Local Facilities
- Council Tax Band \*D\*





Forming part of the listed building with delightful river views, the opportunity to purchase this opulent first floor flat is now available for the discerning buyer. The property which is exquisitely presented will appeal to the buyer looking for a home of quality and distinction.

The building is accessed via a communal entrance and the apartment briefly comprises: - an elegant communal hall which is immaculately serviced, a private hall with storage, an impressive open plan living area with feature fitted fireplace, sash windows overlooking the River Tyne, raised dining area and a modern well-appointed kitchen with fitted units, integrated appliances and centre island. There are two double bedrooms; both of which have stunning contemporary en-suite facilities, and externally, there is underground parking with a dedicated bay.

This enviable location is only a short walk from North Shields Fish Quay and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities, including prime bus routes and the metro service. The beautiful Tynemouth Long Sands Beach is only a short commute away.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

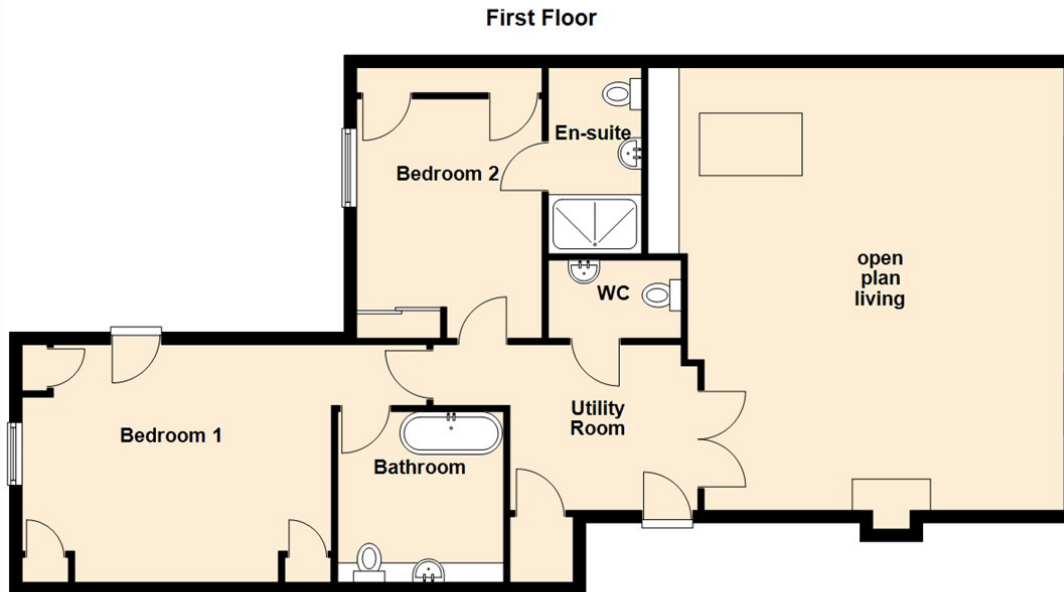
Council tax band \*D\*.



Open Plan Living Room 22'0" x 21'3" (6.73 x 6.49)

Bedroom One 13'11" x 11'3" (4.25 x 3.45)

Bedroom Two 9'6" x 14'5" (2.91 x 4.40)



## The difference between house and home

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   | 56                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Contact Us: 0191 236 2070**

