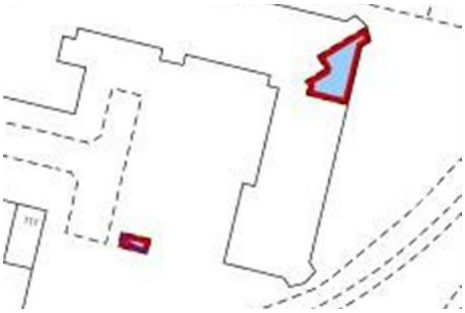
next2buy property retailers make the next step easy



84 Commissioners Wharf

, North Shields, NE29 6DP

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

GUIDE PRICE £115,000 TO £125,000 ** CHAIN FREE ** TWO BEDROOM APARTMENT **

LOVELY RIVER VIEWS ** OPEN PLAN LIVING ROOM & KITCHEN ** RECENTLY PAINTED **

COUNCIL TAX BAND B ** ALLOCATED PARKING BAY ** ENERGY RATING B **

Guide Price £115,000

2 1 1 B

- Guide Price £115,000 to £125,000
- Ideal First Buy
- Council Tax Band B
- Chain Free
- Lift Access
- Energy Rating B
- Lovely River Views
- Allocated Parking Bay
- Leasehold 125 Years from 01.01.2003

Communal Entrance

Communal entrance door opening into the communal hallway. There is the option of a lift service or staircase to the third floor landing.

Entrance and Hallway

Timber entrance door opening into the hallway. The hall provides access into all rooms. Two cupboards, wall mounted heater.

Open Plan Lounge

18'11" x 14'0" (5.77 x 4.27)
The lounge and the kitchen are open plan. This room is nicely situated with wonderful views of the River Tyne, Ferry Landing and the Yachting Marina. Two Wall mounted heaters, double glazed window to the side and Juliette balcony.

Kitchen

11'10" x 7'6" (3.61 x 2.29)
The kitchen is fitted with a range of wall and base units with work surfaces and splash back tiling to walls. Sink unit with tap and drainer board, built in hob, oven, extractor hood, wood effect laminate flooring.

Bedroom One

11'11" x 9'9" (3.63 x 2.97)
Double glazed window with views of the River Tyne, wall mounted heater.

Bedroom Two

9'10" x 9'9" (3.00 x 2.97)
Double glazed window, wall mounted heater.

Bathroom

9'6" x 4'0" (2.90 x 1.22)
Bath with shower over, WC, wash hand basin, tiling to walls, wall mounted heater.

External

There is a designated parking bay to the front of the building. The images of the views which are being used for marketing, have been taken from outside the block rather than inside the apartment itself. However, there are pleasant views of both the Yachting Marina and River Tyne visible from the lounge and the bedroom one.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

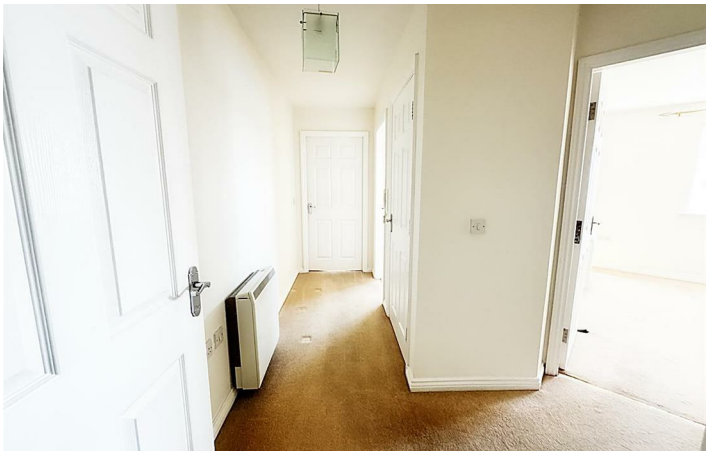
EE- Good outdoor, variable in-home
O2-Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

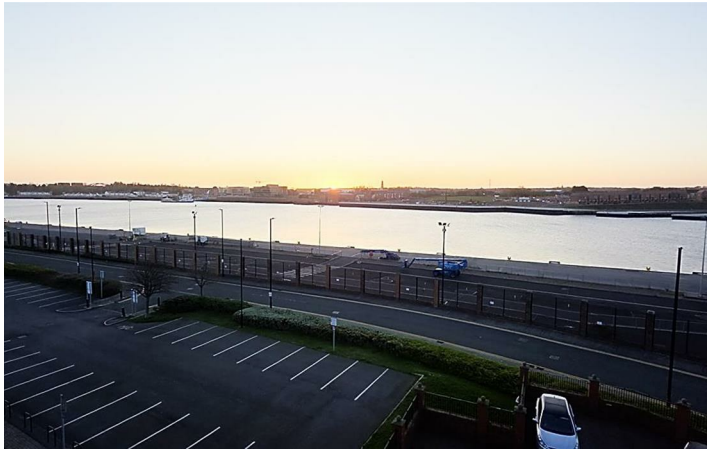
FLOOD RISK:
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

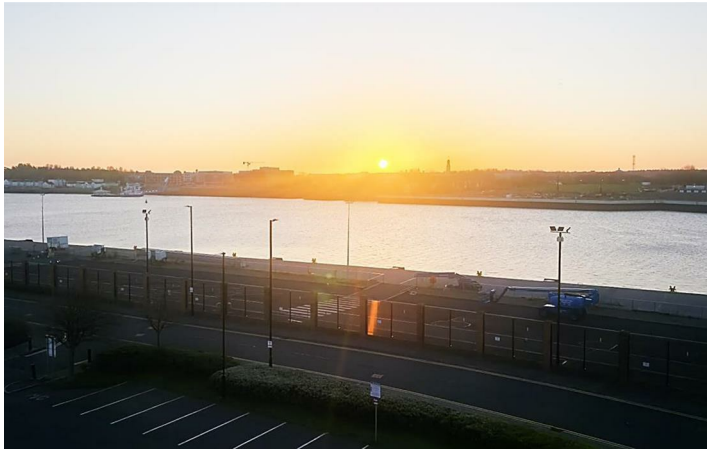
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

Leasehold

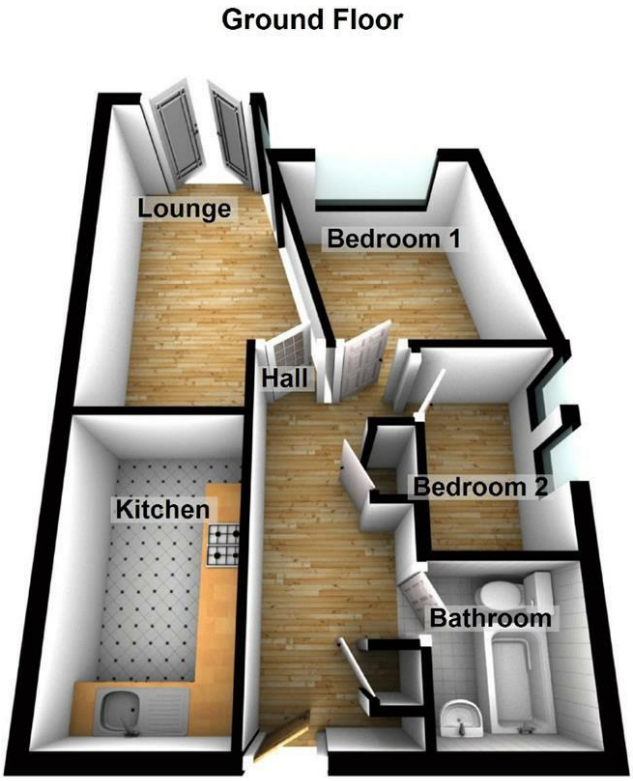
125 years (less 3 days) from 1 January 2003. Ground rent is £100 per year. There is also a service charge which includes buildings insurance this is £1874 per year. these must also be confirmed via your conveyancer.



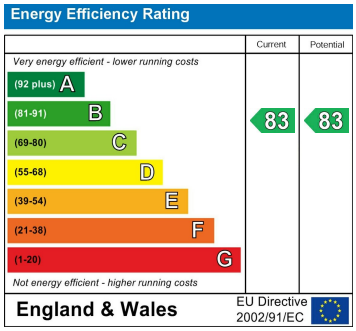




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com