



ASKING PRICE

**£195,000**

**Duke Street**

North Shields, NE29 6BU

Fresh Property Centre welcome to the market this second-floor flat situated in Smokehouse One, North Shields. The property offers a perfect blend of comfort and convenience. Just a stone's throw away from the picturesque Fish Quay in Smiths Dock, this property is ideally situated for those who appreciate coastal living and vibrant local culture.

Upon entering, you are welcomed by a communal entrance that provides access via both lift and stairs to the second floor. The entrance hall leads you into a well-presented open-plan living space, which seamlessly combines the lounge, dining, and kitchen areas. This layout is perfect for entertaining guests or enjoying a quiet evening at home.

The flat boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A well-appointed bathroom with a WC completes the accommodation, ensuring all your needs are met.

Additionally, the property includes the convenience of an allocated parking bay, a valuable asset in this bustling area. Whether you are a first-time buyer, a couple, or looking to downsize, this flat offers a wonderful opportunity to enjoy modern living in a sought-after location. With its proximity to local amenities and the scenic waterfront, this property is not to be missed.

The service charge for the property is £1618.22 bi-annually.

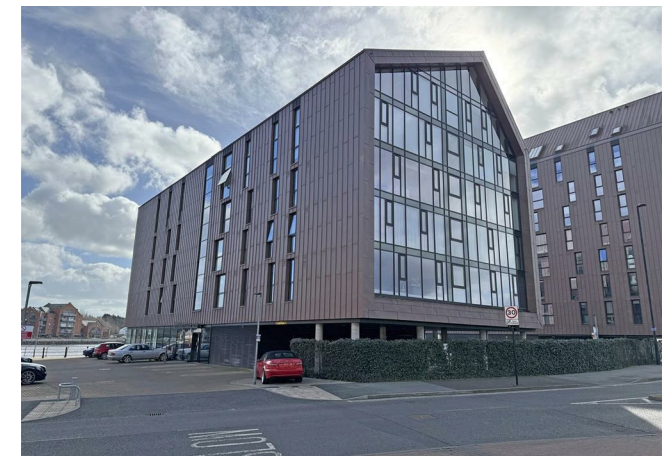
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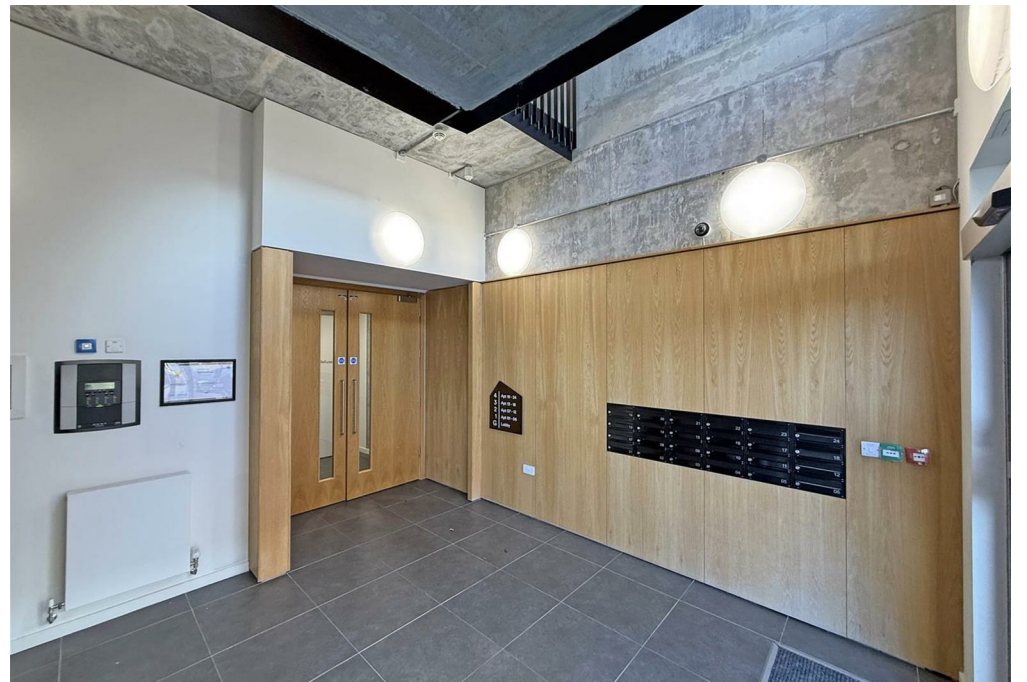
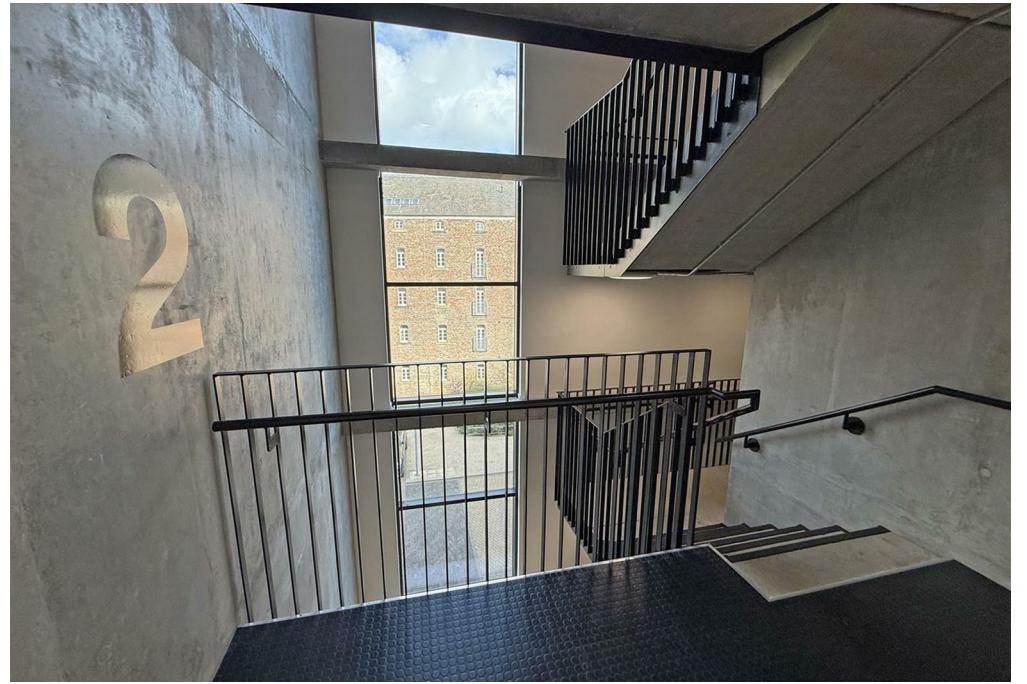


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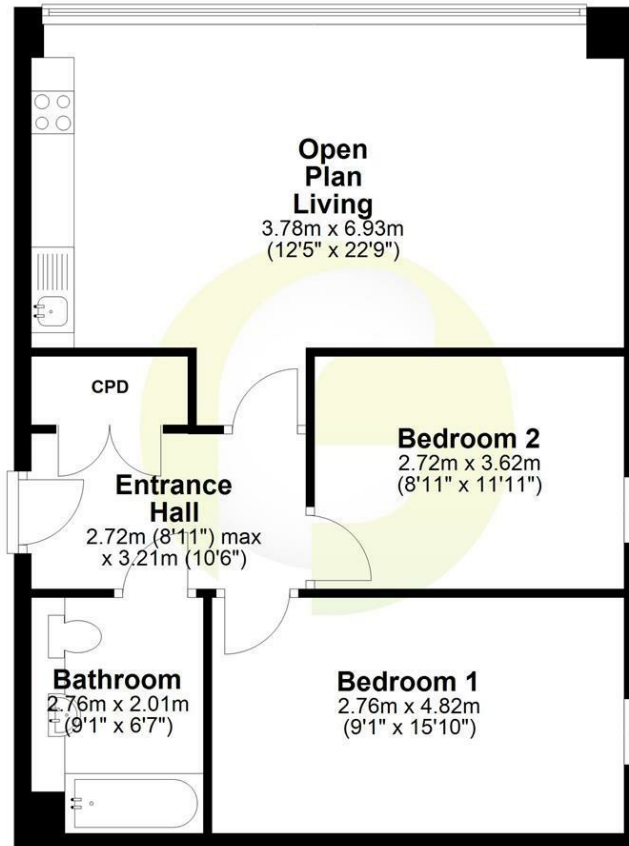
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## Second Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 65.6 sq. metres (706.4 sq. feet)

### LOCAL AUTHORITY

North tyneside

### TENURE

Leasehold

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

#### OFFICE DETAILS

0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk