The Chain Locker | Duke Street, North Shields | NE29 6HB

£90,000

Welcome to the historic Chain Locker development! This contemporary, glass fronted building enjoys a fabulous setting close to the banks of the River Tyne and the vibrant North Shields Fish Quay. Steeped in local character, the building traces its roots back to the former Crane House, with records on the site dating from the 1830's, the building was rebuilt in 1905, later becoming known as The Chain Locker. The conversion into apartments ensured it retained elements of its striking historic frontage. A wonderful lifestyle awaits with atmospheric walks along the Tyne or into Tynemouth, you will be within walking distance to the town centre, local transport and a vibrant Quay with restaurants, bars and cafes all on hand. This stylish second floor apartment has the added benefit of a lift and is available with no onward chain. Secure entry system, spacious hallway with storage. Open lounge/dining kitchen with peninsula and modern fitted kitchen also enjoying integrated appliances. Two double bedrooms, gorgeous bathroom with forest waterfall shower. Gas radiator central heating system. Secured, allocated parking bay. Offered for sale on behalf of a local builder scheme!

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Contemporary Glass Fronted Building

Close to River Front and Vibrant Quay

Historic Building with Lift

No Onward Chain

Secure Entry System, Spacious Hall

Open Lounge/Dining Kitchen

Two Double Bedrooms

Secured, Allocated Parking Bay

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE HALLWAY: access to lift, bike store, mailboxes, staircase up to additional floors

COMMUNAL SECOND FLOOR HALLWAY: glass frontage, door to:

ENTRANCE HALLWAY: storage cupboard, wood effect flooring, intercom, door to:

LOUNGE/DINING KITCHEN: (dual aspect): 16'1 x 13'0, (4.88m x 3.96m), a light and airy family living and dining area, perfect for relaxing or entertaining. Showcasing a range of stylish base, wall and drawer units, co-ordinating worktops, peninsula, integrated electric oven, gas hob, cooker hood, fridge and freezer, plumbing for automatic washing machine and dishwasher, brick effect tiling, three double glazed windows, wood effect flooring, radiator, single drainer sink unit with mixer taps

BEDROOM ONE: 10'0 x 9'0, (3.05m x 2.74m), wall lights, double glazed window, radiator

BEDROOM TWO: 10'0 x 8'0, (3.05m x 2.44m), plus recess, two double glazed windows, radiator

BATHROOM: 7'0 x 7'0, (2.13m x 2.13m), a stylish and contemporary family bathroom, comprising of, bath with recessed mixer taps and shower spray, chrome shower with forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, chrome ladder radiator, extractor

EXTERNALLY: opposite the building there is a secured, allocated parking bay

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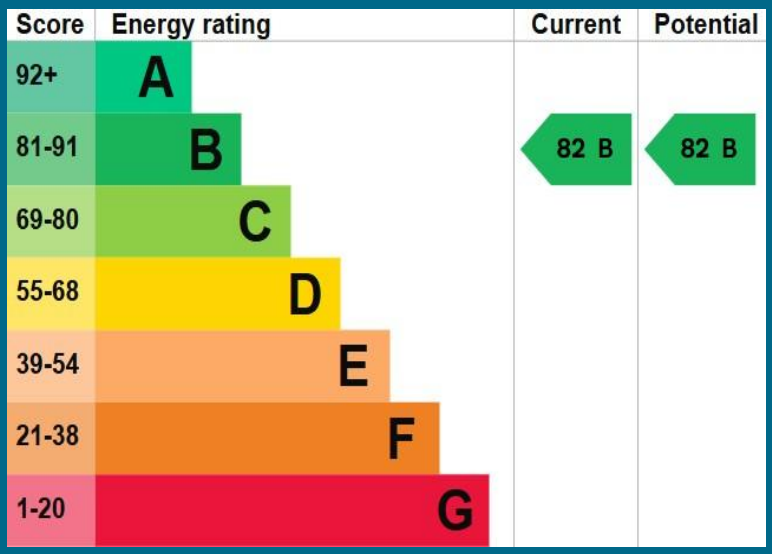

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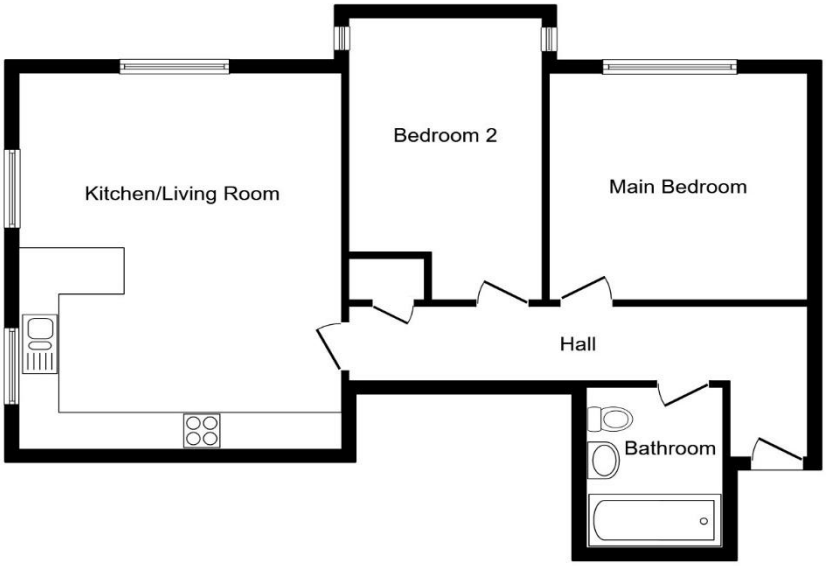

Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP available
Mobile Signal Coverage Blackspot: No
Parking: Secure Parking Fob Access
Lift to Upper Floor

AGENTS NOTE: Please note that the agent has limited knowledge of the property.

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.

TENURE:
Leasehold 125 years from 01.01.2005 remaining years (104)
Service Charges £4,500 per annum covers Building Insurance, Lighting, Cleaning and Shared Area Maintenance
Ground Rent: £100 per annum
Confirmation should be sought from a conveyancer

COUNCIL TAX BAND: B
EPC RATING: B

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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 a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that 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.

The Property Ombudsman

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