



## 44 The Cove

Captains Wharf, South Shields, NE33 1JQ

Offers Over £90,000



CURRENTLY LET ON AN AST AT £550 pcm. A first floor apartment on this popular Riverside development situated close to the town centre and overlooking the dry docks and River Tyne. The accommodation comprises of; communal entrance hall and stairway, private hallway, open plan lounge area with balcony overlooking the River Tyne, kitchen area with appliances, two bedrooms and a bathroom. The property has electric heating and double glazing. Externally there is designated parking to the rear. An Ideal Investment Opportunity.. EPC C.



Communal entrance

Via entry buzzer system with staircase to the first floor

Private hall

Built in cupboard and electric storage heater

Lounge kitchen 18'8" x 11'10" (5.69 x 3.61)

An open plan lounge kitchen with door leading to the balcony overlooking the dock. The kitchen has wall, base units and work tops with a sink unit, electric hob with extractor over, eye level oven and microwave, washer, dishwasher and fridge freezer, tiled splash backs, spot lights and two electric heaters.

Bathroom

Three piece suite in white with bath having mixer shower attachment, wash basin and WC, partial tiling and tiled floor, electric towel radiator

Bedroom 11'10" x 11'6" (3.61 x 3.51)

Boiler cupboard, electric heater

Bedroom 11'6" x 8'4" (3.51 x 2.54)

Electric heater

External

Car parking to the rear

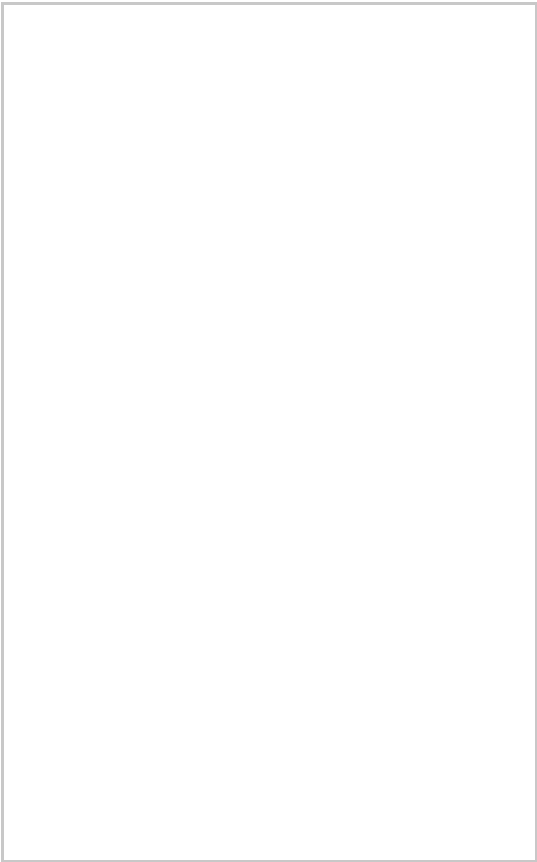
Note

A maintenance charge is payable for the upkeep of communal areas and buildings insurance. This is currently £105 per month. The ground rent is currently £50 per annum

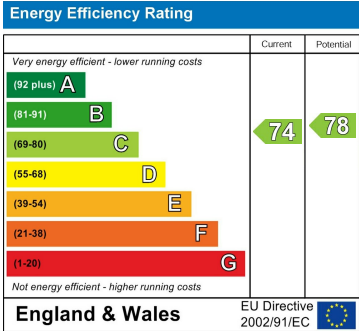
Area Map



Floor Plans



Energy Efficiency Graph



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