



## 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

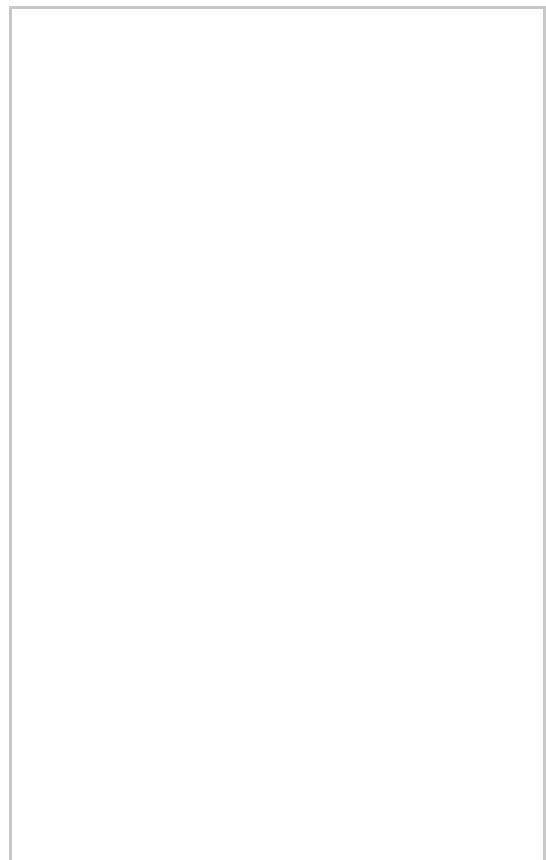
## Note

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

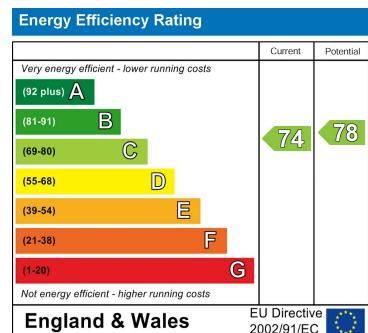
## Area Map



## Floor Plans



## Energy Efficiency Graph



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