



## 34 Broad Landing

, South Shields, NE33 1JL

£128,000



Delighted to offer this superb Top Floor Apartment with balcony and views to the South and West across the dry dock and towards the River Tyne. Offered with No Onward Chain and having a refitted kitchen and recently installed boiler, this neutrally presented home offers two bedrooms, a lounge diner, bathroom and the fitted kitchen. There's double glazing, gas central heating, allocated parking and the superb aspect in this convenient and stylish location. Viewing essential. EPC C



Communal entrance hall

Via an entry system with hall and stairs to all floors

Entrance hall

A private entrance hall with laminate floor and radiator. With this being the top floor apartment it comes with a loft hatch and ladder providing extra storage space.

Lounge diner 16'7" x 12'7" (5.06 x 3.84)

A great open space with French doors to a balcony with great South and West aspect views over the dry dock area and towards the River Tyne. Laminate floor and two radiators

Kitchen 12'4" x 7'11" (3.76 x 2.42)

A restyled and refitted kitchen with a range of wall, base units and contrast work surfaces housing a sink unit, electric hob and oven with extractor hood over, space for appliances, splash backs and a radiator

Bedroom 1 12'9" x 9'6" (3.88 x 2.90)

Laminate floor, radiator

Bedroom 2 9'6" x 9'6" (2.90 x 2.89)

Built in wardrobe and built in cupboard, laminate floor and radiator

Bathroom

Coloured suite of a bath with electric shower over, wash basin and WC, part tiled walls and a tiled floor, radiator

External

An allocated parking bay.

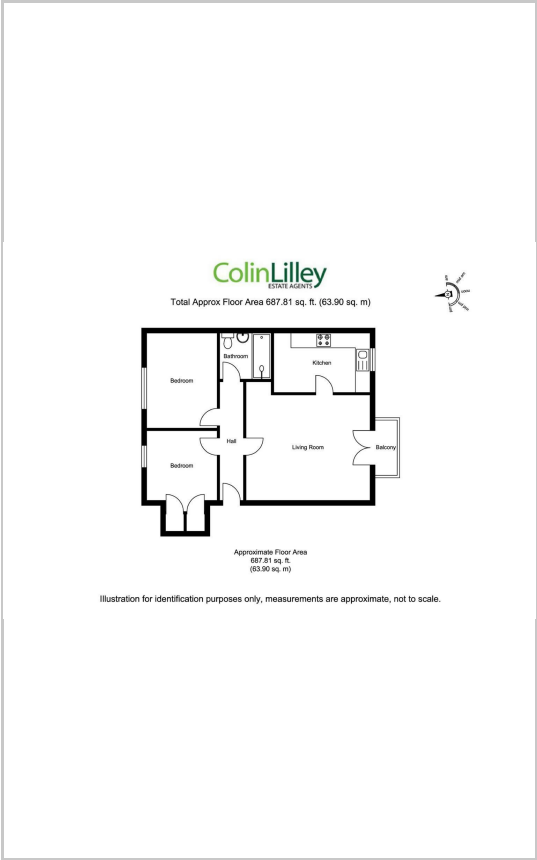
Note

A maintenance charge is payable which covers the upkeep and maintenance of all communal areas and includes buildings insurance. This is currently £100.51 Per month . Leasehold 99 years from 1998, ground rent £150 per annum

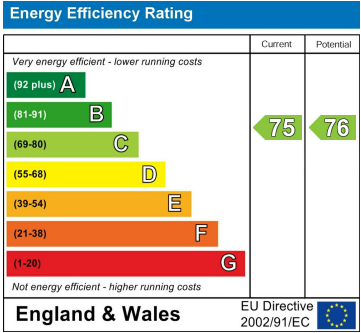
Area Map



Floor Plans



Energy Efficiency Graph



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