



2 River Drive

South Shields, NE33 1TL

Offers Around £114,950



Well situated for both the riverside and town centre, a spacious Ground Floor Flat in a block of only four homes, offering two good bedrooms, a large living room, fitted kitchen diner and a modern styled bathroom offering great accommodation for those looking for secure one level living or down sizing. Well presented and still offering scope to stamp your personality on it, the home has double glazing, neutral decor, gas central heating and a sensible maintenance charge. Great value for money, viewing is essential to appreciate what these great apartments have to offer.



Communal entrance

A communal entrance via a security system leads to the ground floor front door

Entrance lobby

Via a composite front door with a built in storage cupboard.

Hall

Built in cupboard, laminate floor

Living room 18'5" x 11'11" (5.63 x 3.64)

A great sized living room with laminate floor and a radiator

Kitchen diner 13'5" x 11'10" (4.09 x 3.63)

Fitted with wall and base units with work tops housing a sink unit, gas hob with oven under, built in storage cupboard, tiled splash backs and a tiled floor

Bathroom

A modern styled bathroom with white suite comprising a bath with mixer shower having both drencher and spray shower heads, wash basin and WC, part tiled walls and a tiled floor, radiator

Bedroom 1 14'1" x 11'11" (4.30 x 3.64)

A range of fitted wardrobes and still very spacious, radiator

Bedroom 2 8'10" x 8'8" (2.71 x 2.65)

Radiator

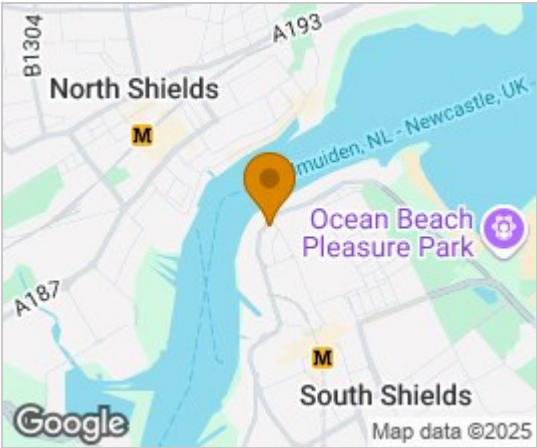
External

Communal entrance and rear door out to communal open garden areas. On street parking available in various streets around.

Note

Long leasehold title 125 years from 1991 with 90 years remaining. Maintenance charge payable to the local authority for the upkeep of communal areas and including the buildings insurance . Currently £40 per month. Council Tax Band A. Mains Services connected. Flood risk very low. Broadband Basic 17 Mbps, Ultrafast 1000 Mbps. Satellite/fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely. Three and EE limited

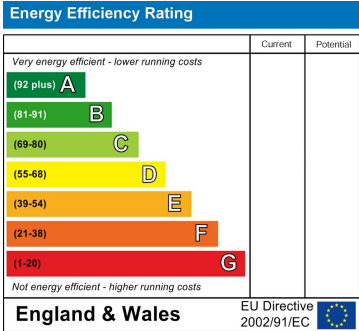
Area Map



Floor Plans



Energy Efficiency Graph



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