



24 The Cove

Captains Wharf South Shields, NE33 1JQ

£97,950



A Top Floor apartment with west aspect views over the dry dock and River Tyne offering the first time buyer or investor a great opportunity to live in this popular and stylish location with the riverside and town centre a short walk away. This two bedroom home comes with an open plan lounge diner to kitchen with a range of integrated appliances, along with balcony to make the most of the situation. There is a half tiled bathroom and benefits include electric heating, double glazing, allocated parking bay and No Onward Chain, viewing is essential to see the view and look at the prospects this modern apartment has to offer.



Communal entrance hall

Via an entry system with stairs to all floors. No 24 is the only flat from the top floor landing off this particular stairwell.

Entrance hall

The private entrance hall with a built in cupboard and an electric heater

Lounge dining kitchen 22'1" x 14'2" (6.74 x 4.32)

An open plan lounge dining kitchen area with a French door to a balcony which has west aspect views over the dry dock and silver ships and out over the River Tyne. The kitchen area has a range of wall and base units with work surfaces incorporating a sink, electric hob with filter hood over, oven, microwave, washer, fridge and separate freezer, dishwasher, tiled splash backs and an electric heater

Balcony

West aspect views over the silver ships and out over the River Tyne.

Bedroom1 13'2" x 11'1" (4.02 x 3.38)

Electric heater

Bedroom 2 13'10" x 8'8" (4.23 x 2.66)

Built in cupboard housing the electric water boiler, electric heater.

Bathroom

Bath with mixer shower tap, wash basin and WC, half tiled walls and a tiled floor, electric towel heater

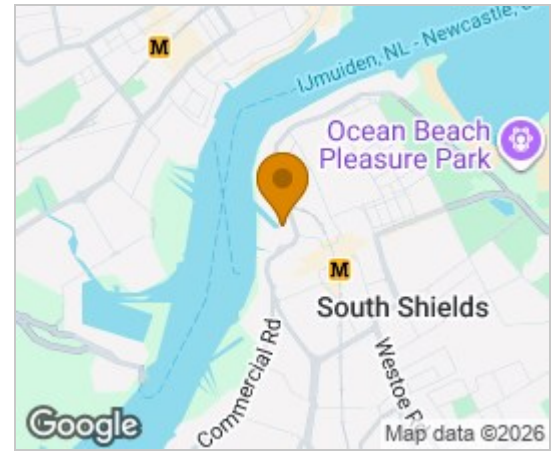
External

Allocated parking bay to the rear of the block.

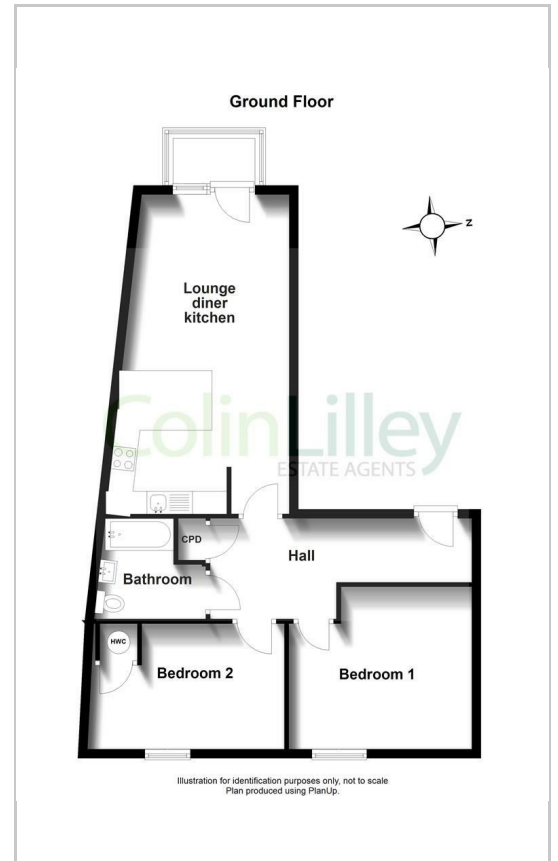
Note

Leasehold title, 125 years from 2002. Ground Rent of £50 and maintenance charge payable of £1,473.21 per annum. Council tax band B. Electric, water and sewerage connected. No Gas. Broadband Basic 16 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	83
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.