



86 North Main Court

Westoe Crown Village South Shields, NE33 3GB

Offers Around £140,000



We are delighted to present this fabulous property being a top floor apartment in a great location having double aspect windows to a couple of the rooms and a pleasant outlook over a small park, within walking distance of the coastline and attractions. The home features two well-proportioned bedrooms, a spacious lounge diner, bright and light, a well-appointed shower room and a fitted kitchen. The location is particularly advantageous, as it is surrounded by excellent facilities, including schools and shops, ensuring that all your essential needs are within easy reach. This apartment presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant coastal community. Do not miss the chance to make this delightful property your new home.



Communal entrance hall

Via an entry system with hallway having a communal cupboard. the apartment block has three floors with only one apartment per floor. Stairs lead to the top floor (second floor) apartment

Entrance hall

A private 'L' shape entrance hall with large double built in cupboard and useful loft access for the apartment, laminate floor and a radiator

Lounge/ dining room 18'9" x 10'9" (5.73 x 3.30)

A lovely light and bright room with attractive double aspect windows and views over the little front park area. There are two radiators

Kitchen 10'9" x 8'6" (3.28 x 2.60)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, integral fridge and freezer, tiled splash backs and a radiator

Shower room 8'4" x 5'0" (2.55 x 1.53)

A shower enclosure with mixer shower, wash basin and Wc, part tiled walls, spot lights and a radiator

Bedroom 1 12'3" x 9'8" (3.75 x 2.95)

A double bedroom with lovely double aspect windows and a radiator

Bedroom 2 9'4" x 6'7" (2.85 x 2.02)

Radiator

External

There is an allocated parking bay, a communal storage cupboard and an external bin store. Over the road to the apaprtnment block there is a lovely public park with seats and an additional park area on the walkway down to the sea front.

Note

Leasehold Title 150 years from April 2008, Ground Rent £98 twice a year. A maintenance charge is payable for the upkeep of communal areas etc and includes buildings insurance, this is currently £85 per month. An annual payment is also made for the community areas and Hub on the develolment. This is £70 per annum. Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, Vodafone and EE limited, Three unlikely.

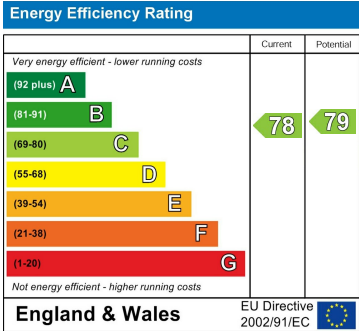
Area Map



Floor Plans



Energy Efficiency Graph



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