



## 27 Riverside Court

, South Shields, NE33 1EH

**£115,000**



A superb proposition for the first time buyer or investor in this exciting location in town, close to the riverside, Customs House and the riverside development site. The town centre is just a short walk away. We offer a fully furnished, ready to occupy First Floor Apartment with glass Juliet balcony to enhance the West aspect riverside views, a garage withing the main building, renovated modern kitchen , two bedrooms and bathroom with shower over the bath. There's fresh new flooring, neutral decor and no onward chain. Truly not one to be missed, early viewing a must.



## Communal entrance

A communal entrance with service cupboard, post boxes and stair well to all floors

## Entrance lobby

Through to

## Entrance hall

Economy 7 hetaer

## Living room 16'4" x 12'1" (4.98 x 3.69)

At the front of the home with French doors and glass Juliet balcony having West aspect towards the River and the Customs House. Feature fire surround with electric fire, economy 7 heater

## Kitchen 10'8" x 6'0" (3.26 x 1.83)

A modern renovated kitchen with a range of wall, base units and contrasting work surfaces housing a sink unit, electric cooker with filter hood over, and tiled splash backs

## Bedroom 1 13'9" x 7'10" (4.20 x 2.41)

A full range of fitted wardrobes, electric heater

## Bedroom 2 13'9" x 7'3" (4.20 x 2.21)

Built in cupboard, electric heater

## Bathroom

Bath with an electric shower over, wash basin and WC, clad walls, built in cupboard, tiled floor

## Garage 16'1" x 8'8" (4.92 x 2.65)

Within the main building and close to the communal entrance with an up and over door.

## Note

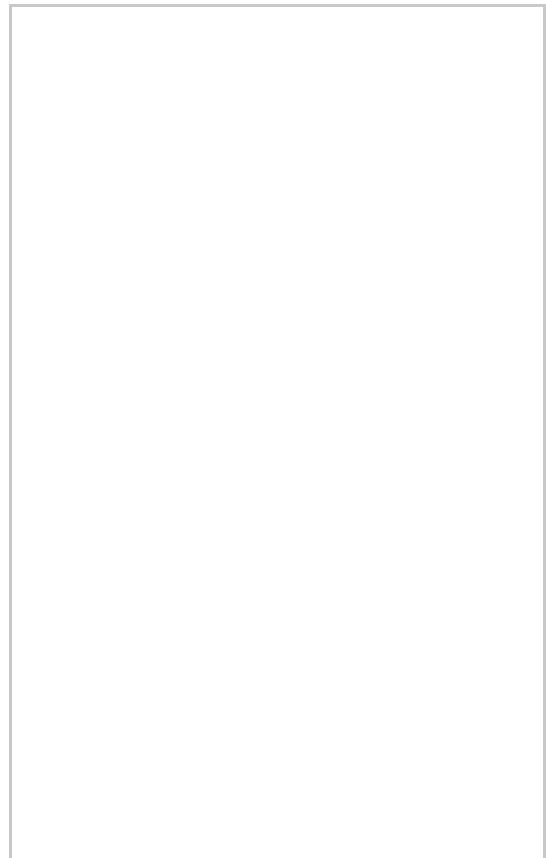
A maintenance charge is payable for the upkeep of all communal areas and includes the buildings insurance. This is currently £95 per month payable to LIV Group Ltd. Long leasehold 125 years from 1989 with a ground rent of £25 per annum.

Available Fully Furnished and ready to occupy.

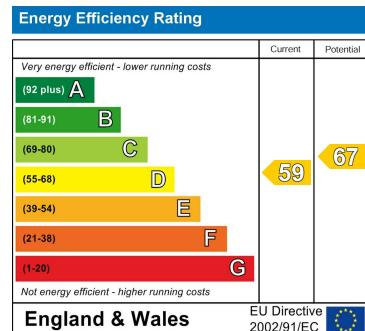
## Area Map



## Floor Plans



## Energy Efficiency Graph



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