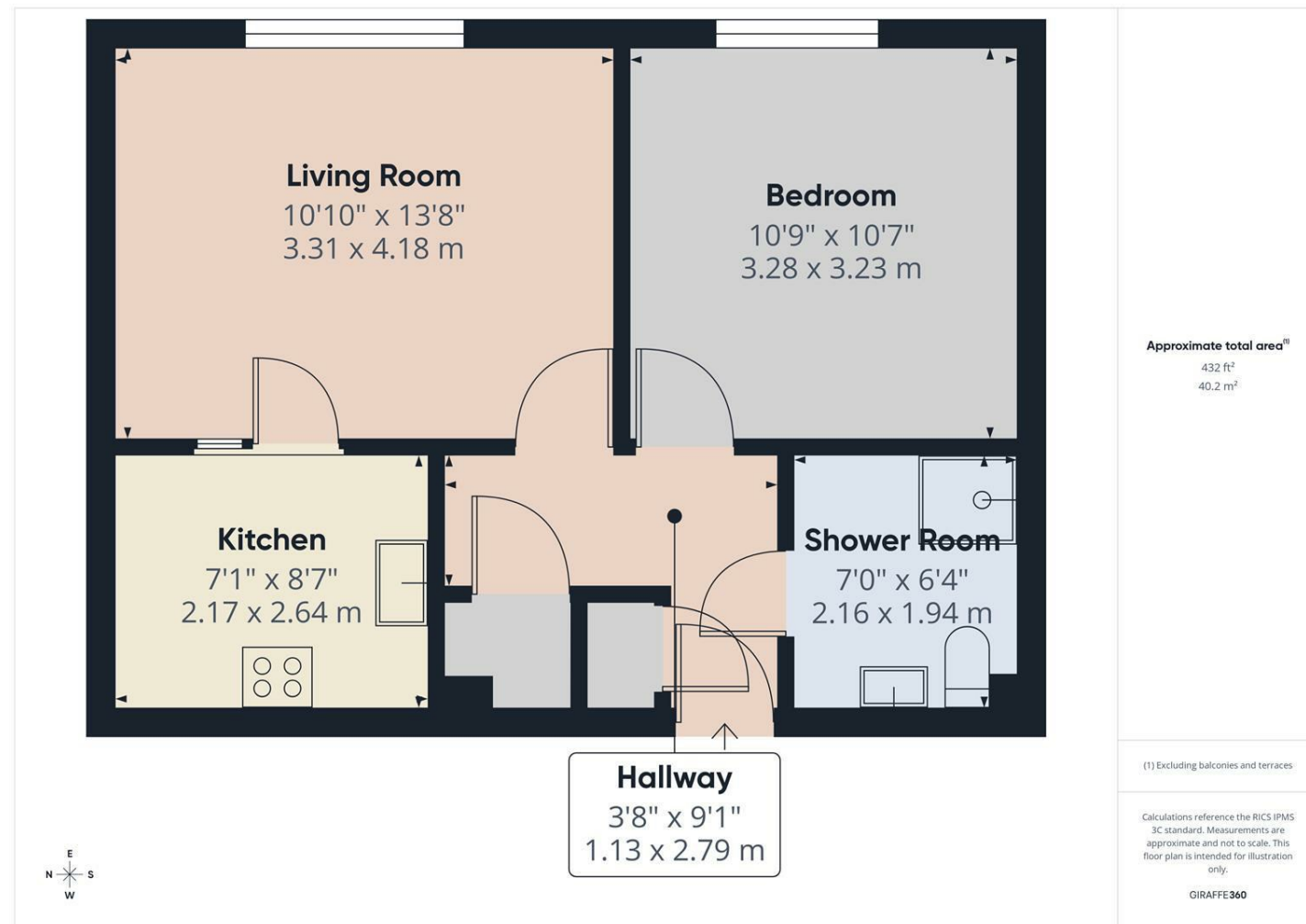




Mariners Point, Tynemouth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £120,000

Description

IMMACULATLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THE POPULAR RETIREMENT DEVELOPMENT OF MARINER'S POINT IN TYNEMOUTH - OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this well-presented and highly sought-after one-bedroom ground floor apartment which has recently been redecorated, ideally situated within this popular retirement development in Tynemouth.

The property benefits from a spacious bedroom, a bright and airy lounge overlooking the beautifully maintained communal gardens, as well as a fitted kitchen and bathroom. Residents can also enjoy a range of excellent communal facilities, including two residents' lounges, a conservatory, library room, laundry room, on-site house manager, Care Call system, and residents' parking within the grounds. This property would make an ideal purchase for anyone aged 55 and over seeking comfortable living in this highly desirable location.

Briefly comprising: the welcoming private entrance hall provides access to all principal rooms and benefits from two useful storage cupboards, offering excellent practicality and additional space.

The generous lounge is a particularly light and airy space thanks to the large front-facing window overlooking the gardens. There is ample room for both living and dining furniture, together with a feature free-standing electric fire creating a cosy focal point.

Leading off the lounge, the kitchen is fitted with a range of base and wall units, incorporating an electric hob and oven, plumbing for a washing machine, and space for a free-standing fridge freezer.

To the front of the property, the spacious double bedroom enjoys a large double window overlooking the attractive communal gardens, allowing plenty of natural light to fill the room and creating a bright and relaxing atmosphere.

The bathroom is fitted with a suite comprising a WC, hand wash basin with vanity cupboard beneath, shower cubicle with overhead shower, and a heated towel rail.

Externally, residents can enjoy the beautifully maintained communal gardens and residents' parking.

For added peace of mind, the apartment also benefits from an in-home alarm system should assistance be required.

This attractive apartment represents an excellent opportunity for those seeking secure and independent retirement living within a friendly and well maintained community.

Centrally located within the heart of Tynemouth which is a highly desirable area within the North East. It has excellent road and Metro links to the centre of Newcastle - with Tynemouth Metro station being a short walk away. Tynemouth Village centre is also a short walking distance away and offers a fantastic range of shops including a shops, restaurants and cafes.

Entrance Hallway

Lounge
13'8" x 10'10"

Kitchen
8'7" x 7'1"

Bedroom
10'9" x 10'7"

Bathroom
7'1" x 6'4"

Communal Gardens

Tenure

Leasehold
Date : 25 February 1988
Term : 999 years from 24 July 1987

