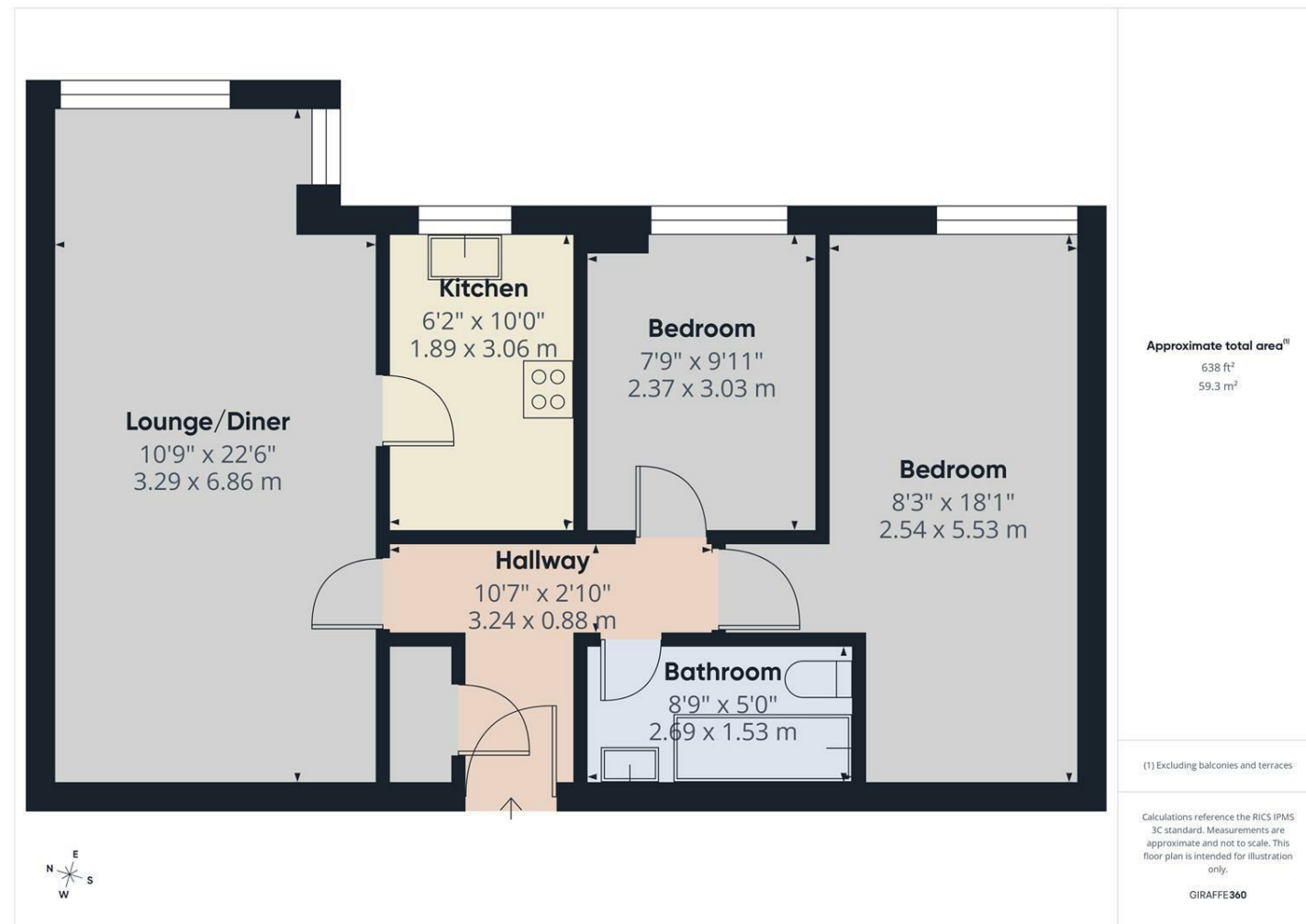
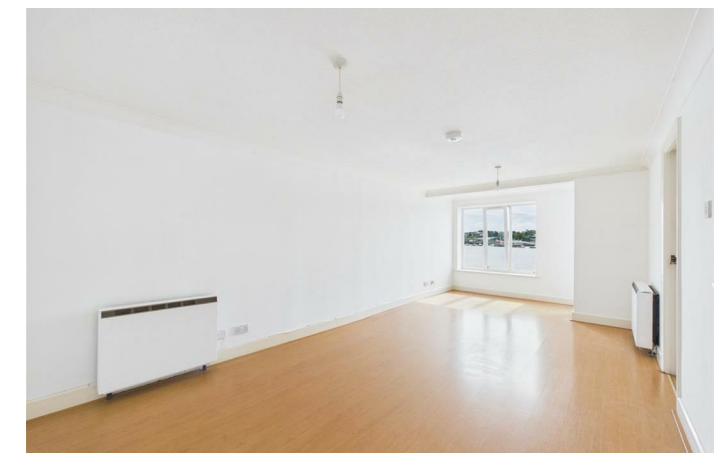




Dolphin Quay, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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 £135,000

Description

WELL PROPORTIONED TWO BEDROOM FIRST FLOOR APARTMENT OVERLOOKING THE RIVER TYNE SITUATED IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom first floor apartment situated close to North Shields Fish Quay. Boasting wonderful river views, good sized accommodation, use of a lift, secure designated parking bay. Ideal purchase for a first time buyer, downsizer or buy to let investor.

Briefly comprising: Secure communal entrance with stairs and a lift to the first floor. The private hallway leads to all rooms and benefits from a storage cupboard. The living room is a bright and airy space, boasting a large window overlooking the River Tyne and a glazed door opening to a Juliette balcony. From the lounge is access to the kitchen, fitted wall and base units provide storage, integrated appliances include an electric hob, oven, extractor fan, fridge/freezer and washing machine.

There are two good sized bedrooms, both offer river views. The bathroom comprises a bath with shower over, hand basin within a vanity unit and a W.C.

Externally there is a designated parking bay positioned within a secure gated area.

Situated close to the Fish Quay in North Shields offering an extensive array of restaurants, bars and cafe's. Only a short walk to the centre of North Shields for local shops, amenities and the Metro station. Tynemouth Village is also within walking distance and has a great choice of shops, restaurants, award winning Long Sands beach and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Living Room
22'6" x 10'9"

Kitchen
10'0" x 6'2"

Bedroom One
18'1" x 8'3"

Bedroom Two
9'11" x 7'9"

Bathroom
8'9" x 5'0"

Externally

There is a designated parking bay positioned within a secure gated area.

Tenure

Leasehold - 165 years remaining.

