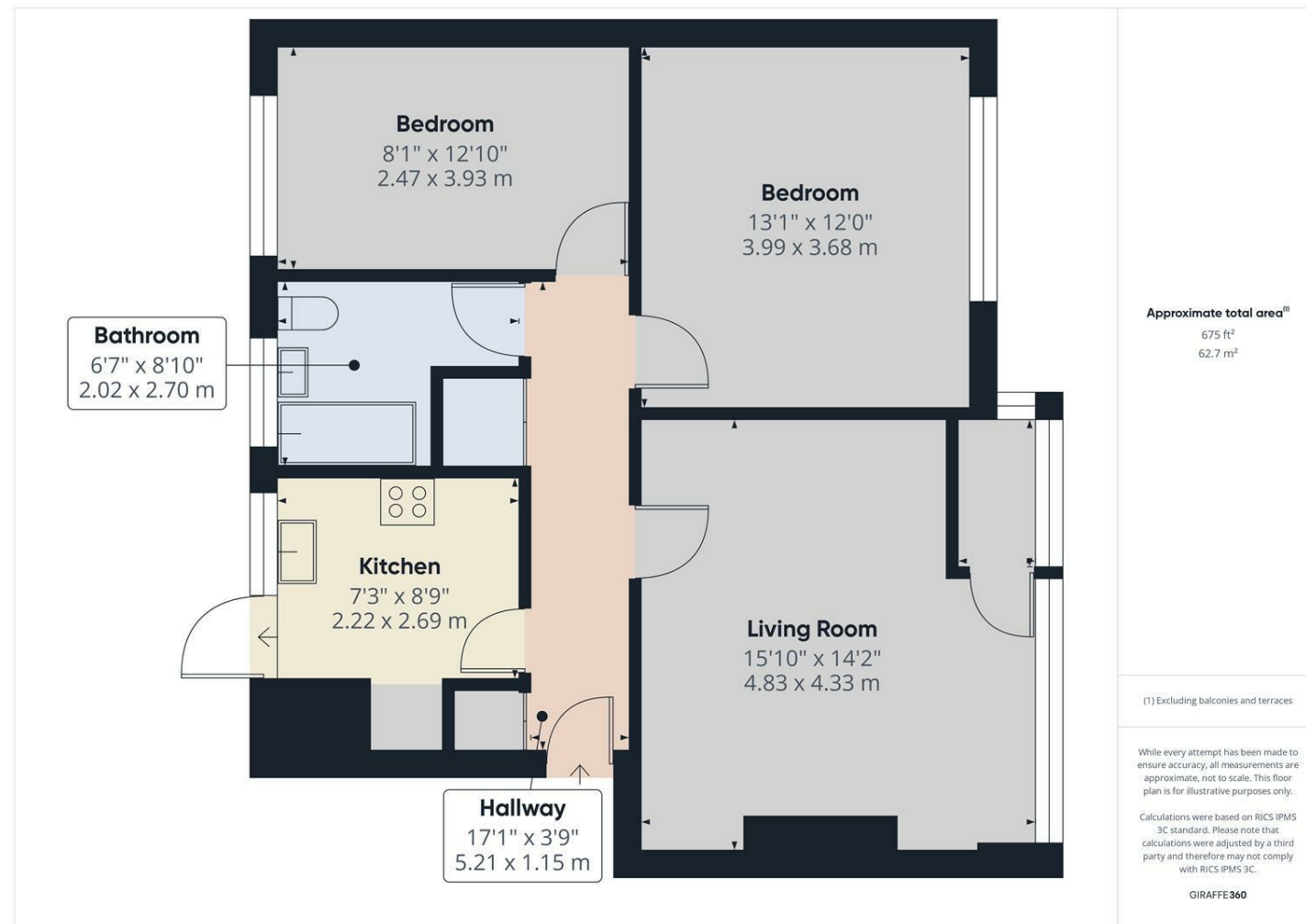




Marine Court East, Whitley Bay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 £130,000

Description

SPACIOUS AND WELL PRESENTED TOP FLOOR TWO BEDROOM APARTMENT, IDEALLY SITUATED WITHIN THE HEART OF WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented top floor two bedroom apartment, perfectly positioned within the heart of Whitley Bay. Recently redecorated, this ideally situated home boasts spacious interiors throughout. Benefitting from a bright and generous front facing living area with access to an enclosed balcony, contemporary kitchen, two double bedrooms and sizeable bathroom, the property appeals to a range of buyers including downsizers, first time buyers and buy to let investors.

Briefly comprising: Secure communal entrance with stairs to all floors. Once inside, the private hallway benefits from two built in storage cupboards, including fittings for utility appliances to one, and offers access to all rooms.

Positioned to the front of the home, the generous living space is flooded with natural light, due to the floor to ceiling window and south facing position. The vast space also benefits from access to an enclosed private balcony, currently utilised as further storage space.

Progressing into the rear of the property, the contemporary kitchen presents a variety of wood effect fitted wall, base and drawer units, framed with stone effect worktops. Integrated appliances include: gas hob, electric oven, extractor hood, as well as designated spaces for further appliances, in addition to access to a rear balcony.

To the end of the hallway sits the two double bedrooms, both well sized and featuring large picture windows.

Completing the configuration, the sizeable bathroom is partially tiled offering a minimalist design and comprises a bath with shower overhead, pedestal wash basin, heated towel rail and W.C.

Externally there are well maintained communal gardens.

This property is ideally located close to local shops, cafes and restaurants. The property is a few minutes walk from Marine Park First School, as well as Whitley Bay seafront. The local transport links are also easily accessible, with both Monkseaton and Whitley Bay Metro stations within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

Communal Entrance

Private Hallway
17'1" x 3'9"

Living Room
15'10" x 14'2"

Kitchen
7'3" x 8'9"

Bedroom One
13'1" x 12'0"

Bedroom Two
8'1" x 12'10"

Bathroom
6'7" x 8'10"

Communal Garden

Tenure
Leasehold - years remaining

