



Brock Farm Court, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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 £115,000

Description

WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS ATTRACTIVE DEVELOPMENT IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented one bedroom ground floor flat which is situated within this popular development Brock Farm Court in North Shields. Benefitting from a private entrance, good sized accommodation, beautifully maintained communal gardens and a designated parking bay.

Briefly comprising: Private entrance vestibule which benefits from a built in storage cupboard and access to a washroom. The living room is bright and airy offering a dual aspect with views over the well maintained communal gardens. To the rear is a fitted kitchen which includes an electric hob, oven and extractor fan. An inner lobby gives access to the double bedroom which features fitted sliding wardrobes providing additional storage and the bathroom which comprises a bath, shower over, hand basin, W.C. and heated towel rail.

There are well maintained communal gardens with a small private area directly outside the front door as well as a lockable brick built storage bin. There is a designated parking bay.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Private Entrance Vestibule

W.C.

Living Room
15'5" x 10'9"

Kitchen
9'5" x 9'1"

Bedroom
10'3" x 8'9"

Bathroom
7'1" x 6'0"

Externally

There are well maintained communal gardens with a small private area directly outside the front door as well as a lockable brick built storage bin. There is a designated parking bay.

Tenure

Leasehold

