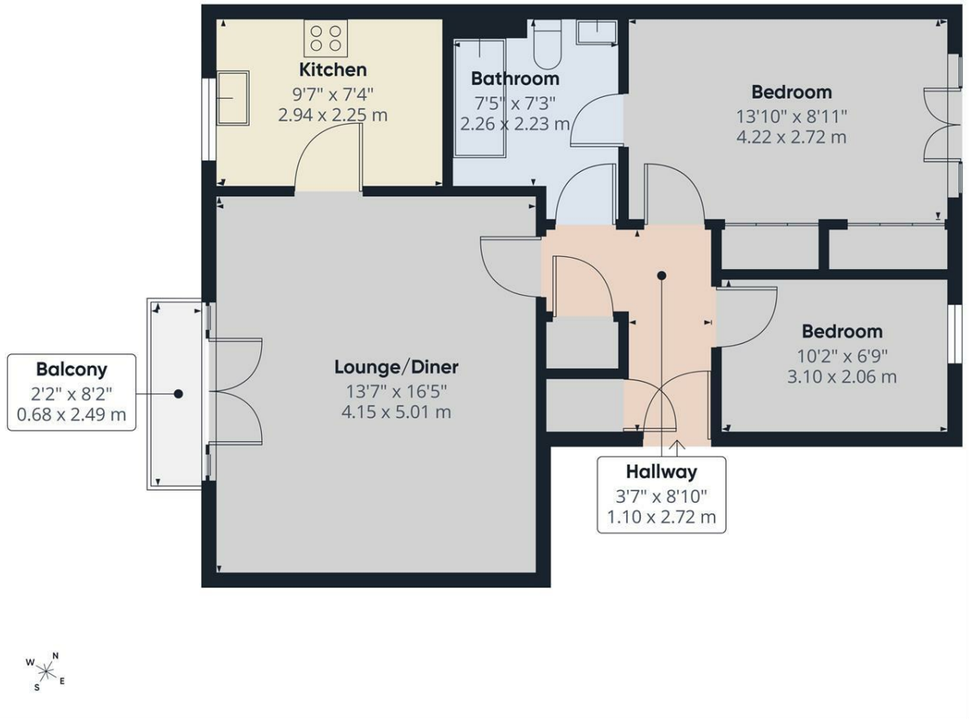
Brannen&Partners

www.brannen-partners.co.uk

Brandling Court, North Shields



Approximate total area(1)
637 ft²
59.1 m²

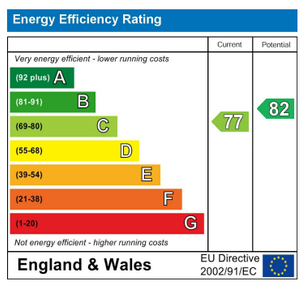
Balconies and terraces
18 ft²
1.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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.

Price Guide £125,000

Description

WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT WITH PRIVATE BALCONY SITUATED CLOSE TO THE MARINA IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

We are delighted to bring to the market this attractive two bedroom top floor apartment situated within this modern development close to the marina in North Shields. Boasting bright and spacious accommodation, private balcony, entry intercom system and off street parking.

Briefly comprising: Secure communal entrance with stairs to the third floor. The private hallway gives access to all rooms as well as benefitting from two built in storage cupboards.

The spacious living room is bright and airy with ample space for a dining table. Glazed double doors open out to a private balcony offering wonderful open views and allowing plenty of light to fill the room. A well equipped kitchen has fitted wall and base units which includes an integrated electric hob, oven, extractor hood, fridge/freezer and washing machine.

There are two bedrooms, one of which has two sets of built in wardrobes providing ample storage, French doors open to a Juliette balcony. The bathroom is accessed from the main double bedroom and the hallway, this comprises a bath with shower over, hand basin and W.C.

This property benefits from a private balcony and a parking bay to the rear.

North Shields offers a wide range of amenities. It is close to major road and rail links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short distance to the marina as well as a short drive to Tynemouth Village, offering a good range of shops, cafés and restaurants as well as the award winning Longsands Beach. The vibrant Fish Quay and the regenerated Northumberland Park is also close by.

Secure Communal Entrance

Private Hallway

Living Room
16'5" x 13'7"

Kitchen
9'7" x 7'4"

Bathroom One
13'10" x 8'11"

Bathroom Two
10'2" x 6'9"

Bathroom
7'4" x 7'3"

Externally
This property benefits from a private balcony and a parking bay to the rear.

Tenure
Leasehold







