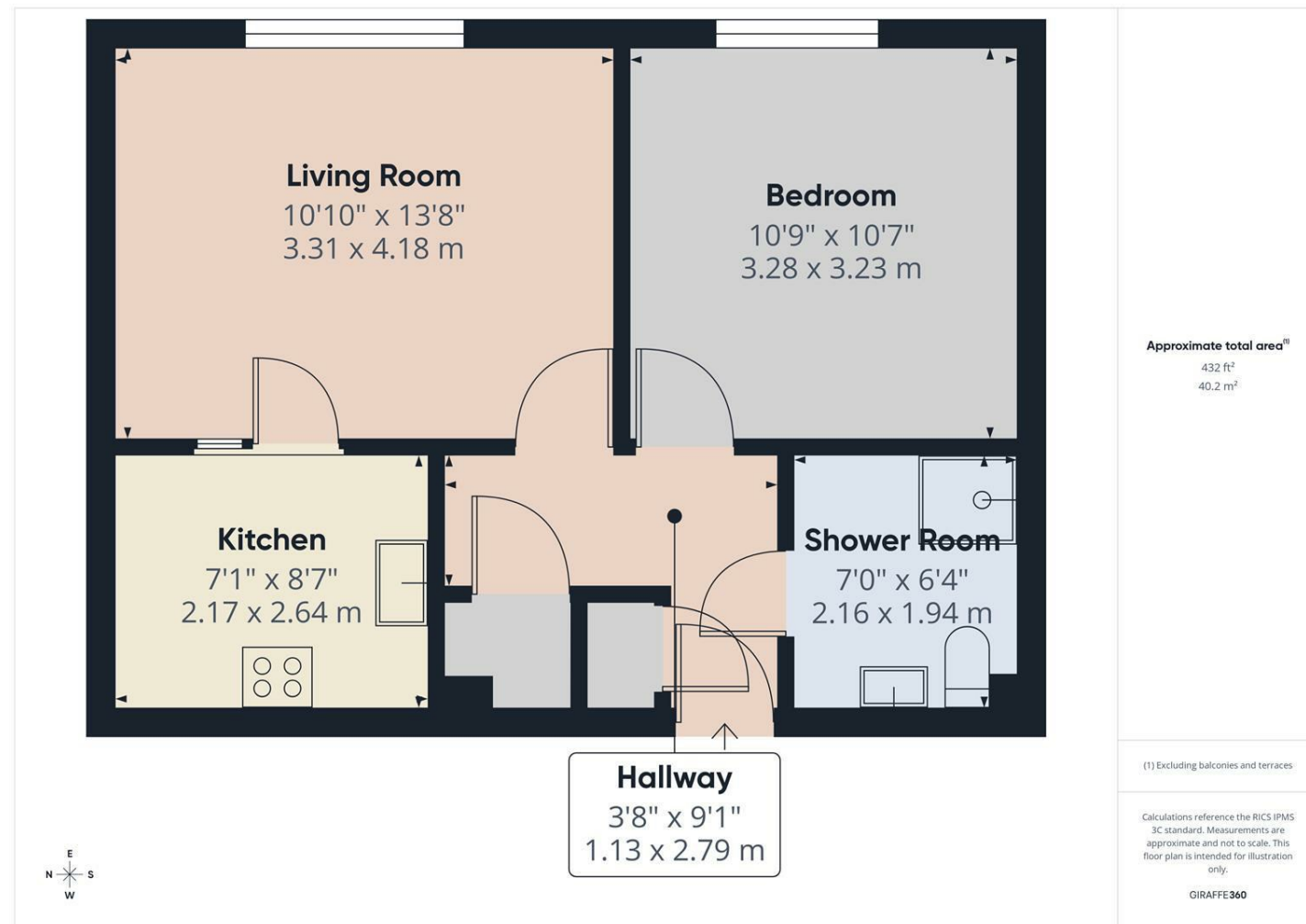




Mariners Point, Tynemouth



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

