



## Brock Farm Court, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Price Guide £120,000



Description

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

We welcome to the market this well presented one bedroom ground floor flat situated within this peaceful development in North Shields. Benefitting from good sized accommodation, private entrance, beautifully maintained communal gardens and designated parking bay accessed directly from the property.

Briefly comprising: Private entrance to a vestibule which has a handy storage cupboard and access to a separate W.C. The living room is well proportioned offering a dual aspect with views over the communal gardens. To the rear is the kitchen which has fitted wall and base units, a door offers direct access out to a designated parking bay which is unique to this property.

An inner lobby from the living room leads to the double bedroom and shower room which comprises a step in shower, hand basin, W.C., and heated towel rail. Within the lobby are two further built in cupboards providing additional storage.

Externally are beautifully maintained communal gardens and a designated parking bay accessed directly from the property.

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 Hallway

W.C.

Living Room  
15'4" x 11'0"

Kitchen  
9'6" x 9'2"

Bedroom  
12'1" x 8'9"

Shower Room  
7'0" x 6'2"

Externally

Externally are beautifully maintained communal gardens and a designated parking bay accessed directly from the property.

Tenure

Leasehold

