



Renaissance Point, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	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 £179,950

Description

MODERN TWO BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT CLOSE TO THE FISH QUAY IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this immaculately presented two bedroom ground floor apartment, conveniently located close to local shops, amenities and the Fish Quay in North Shields. Boasting modern interiors, open plan living, communal and private entrance as well as a secure designated parking bay.

Briefly comprising: Secure communal entrance leading to a private vestibule, alternatively this property has French doors accessing the apartment directly. From the vestibule the hallway gives access to all rooms. The open plan lounge/kitchen/diner is a bright and airy space, featuring a dual aspect and French doors opening out from the kitchen area to the front of the building. The modern kitchen has a good range of fitted wall and base units with a breakfast bar, integrated appliances include a five ring gas hob, electric oven, extractor fan and space for a freestanding fridge/freezer.

Both bedrooms are doubles in size with built in storage, the main bedroom has an extensive range of fitted wardrobes and benefits from a separate W.C. where there is plumbing for a washing machine. The stylish shower room comprises a step in shower, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a secure gated parking area with a designated parking bay.

The property is located in North Shields close to the thriving Fish Quay and to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus and Metro links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Longsands Beach.

Secure Communal Entrance

Private Vestibule

Hallway

Lounge/Diner

15'0" x 10'10"

Kitchen

10'1" x 9'1"

Bedroom One

11'11" x 10'11"

W.C.

Bedroom Two

10'0" x 9'1"

Shower Room

6'8" x 5'5"

Externally

To the rear is a secure gated parking area with a designated parking bay.

Tenure

Leasehold - 101 years remaining.

