



## 51 Commissioners Wharf

Royal Quays, North Shields, NE29 6DP

\*\* GUIDE PRICE £130,000 TO £140,000

\*\* SUPERB ONE BEDROOM GROUND FLOOR APARTMENT \*\* STUNNING VIEWS OVERLOOKING THE MARINA \*\*

\*\* PRIVATE OUTSIDE SPACE \*\* NO ONWARD CHAIN \*\* SOUGHT AFTER LOCATION \*\* WALK-IN WARDROBE \*\*

\*\* ALLOCATED PARKING BAY \*\* ENERGY EFFICIENT WITH A B RATING \*\*

\*\* 125 YEAR LEASE FROM 1ST JANUARY 2003 \*\*

**Price Guide £130,000**

# 51 Commissioners Wharf

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- One Double Bedroom
- Private Outside Space
- Allocated Parking Bay
- Walk-In Wardrobe
- Stunning Views Over Marina
- 125 Year Lease From 1st January 2003
- Lounge/ Dining Room
- Chain Free
- Energy Rating B

## Communal Entrance

## Entrance Looby

## Hallway

## Lounge/Dining Room

22'4" max x 22'2" max (6.81 max x 6.76 max)

## Kitchen

9'8" maxx 9'4" min (2.96 maxx 2.87 min)

## Bedroom

12'7" min x 9'6" (3.84 min x 2.91)

## Walk-In Wardrobe

## Bathroom

7'4" x 7'6" (2.24 x 2.30)

## External

## Lease & Service Charge



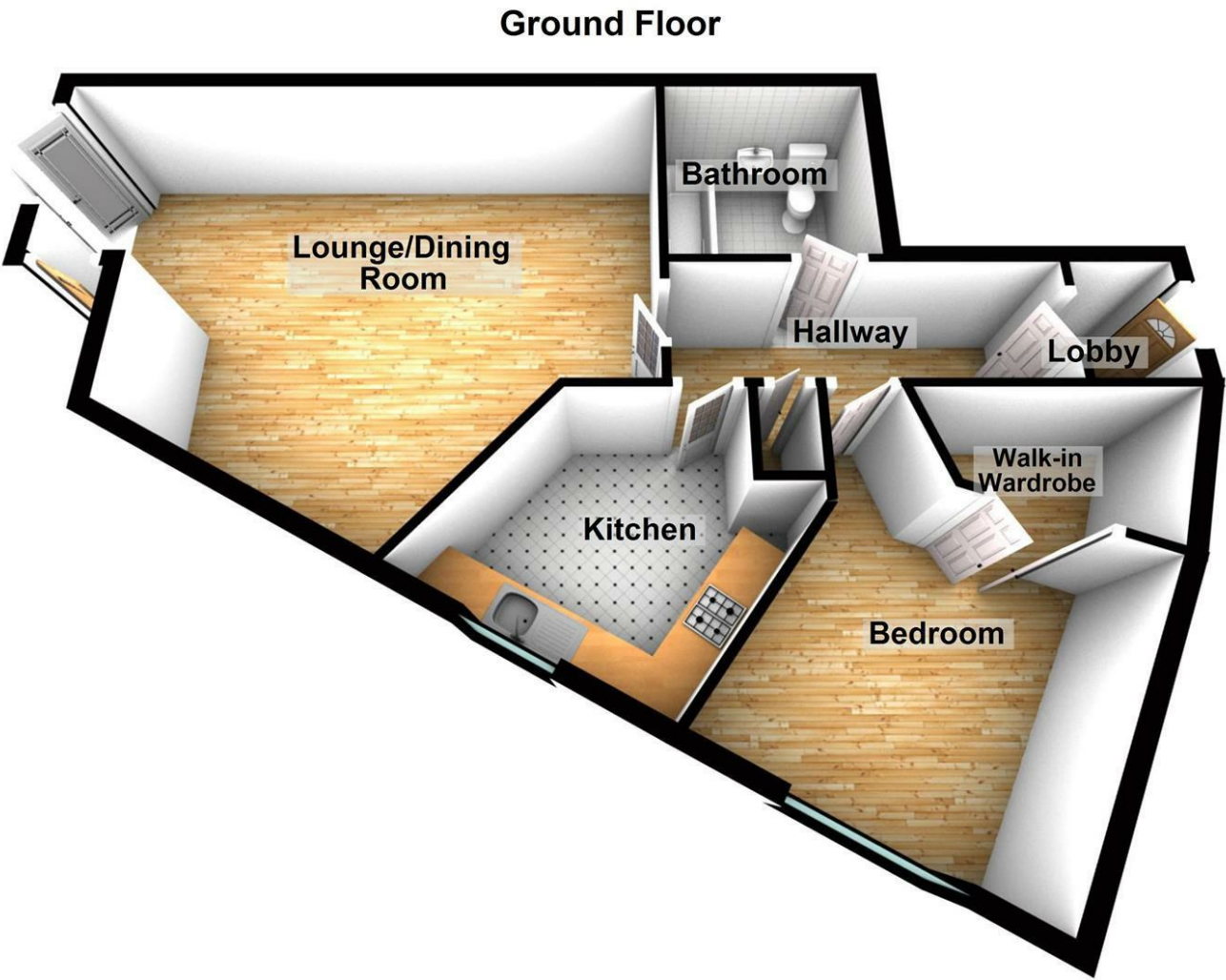
## Directions







Floor Plan



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136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

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