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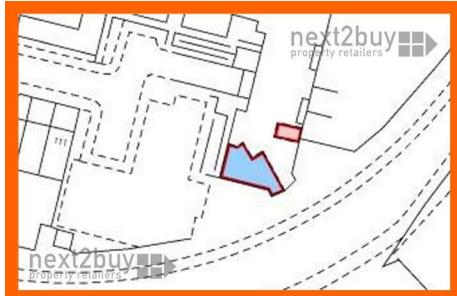


make the next **step** easy

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## 110 Commissioners Wharf , North Shields, NE29 6DP

\*\* SUPERB TWO BEDROOM TOP FLOOR APARTMENT WITH PRIVATE BALCONY & RIVER VIEWS \*\*

\*\* COMMUNAL ENTRANCE WITH LIFT ACCESS TO ALL FLOORS \*\* MODERN KITCHEN \*\*

\*\* UNDERGROUND PARKING BAY WITH ELECTRONIC GATES \*\* CHAIN FREE & READY TO MOVE INTO \*\*

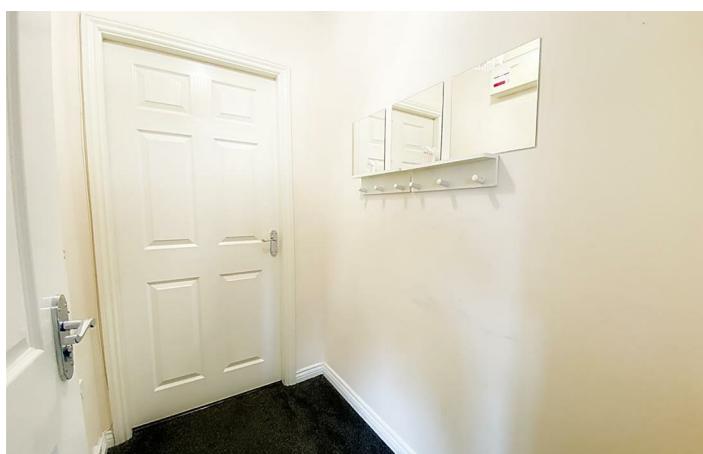
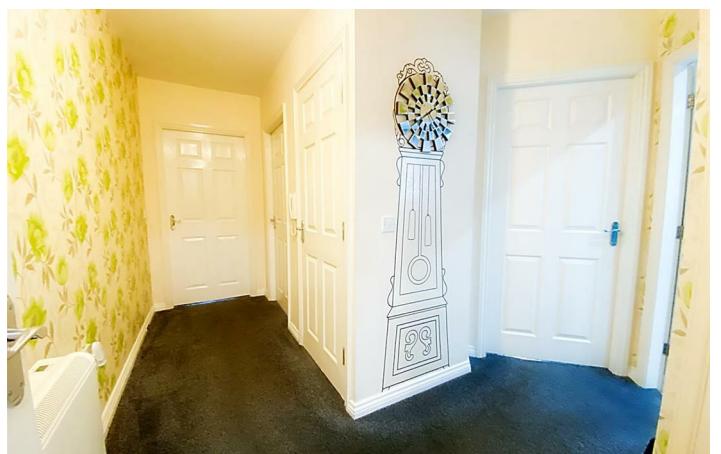
\*\* COUNCIL TAX BAND B \*\* 125 YEAR LEASE FROM 2003 \*\* ENERGY RATING C \*\*

Price £130,000

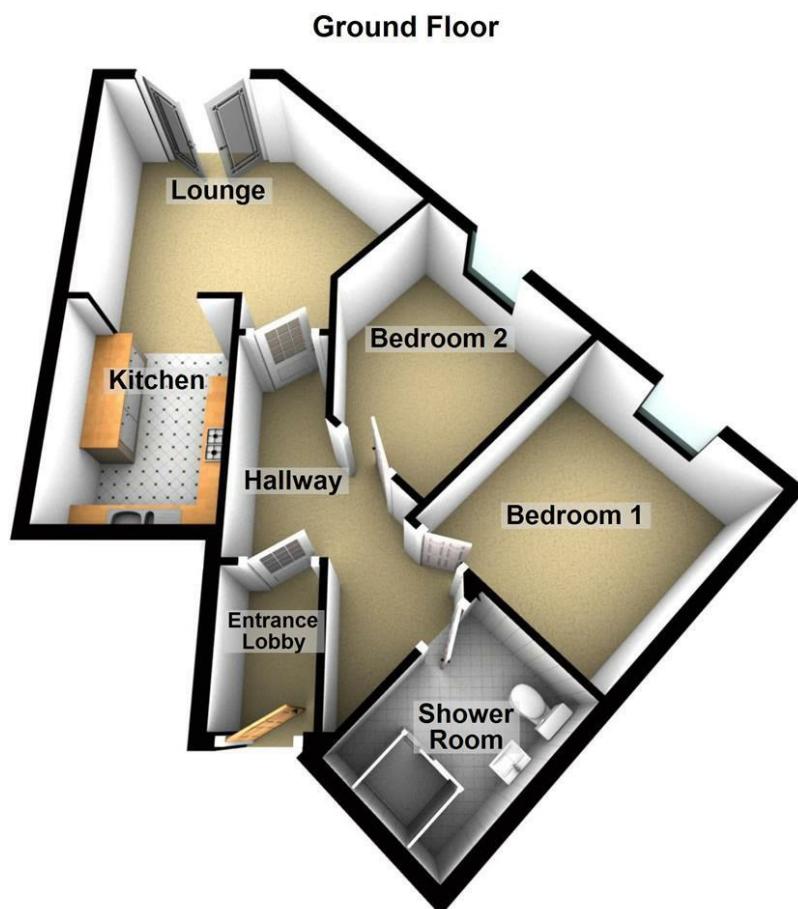


• Two Bedroom Top Floor Apartment	• Private Balcony With River Views	• Secure Gated Underground Parking
• Modern Kitchen & Shower Room	• Intercom Entry System & Lift To Floors	• Chain Free
• Council Tax Band B <b>Communal Hallway</b>	• 125 Year Lease From 2003 <b>Bedroom 2</b>	• Energy Rating C information please visit <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>
Communal hallway with intercom entry system and lift access to property.	9'10" x 9'7" max angular (3.00 x 2.94 max angular) Double glazed window, electric heater.	EE-Variable in-home, good outdoor O2-Good (outdoor only) Three-UK-I Variable in-home, good outdoor Vodafone_Variable in-home, good outdoor
<b>Entrance Lobby</b>	<b>Shower Room</b>	
Door leading into the entrance lobby, inner door to the hallway.	8'10" x 5'9" (2.71 x 1.77) Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, panelling to walls, electric towel rail.	
<b>Hallway</b>	<b>Balcony</b>	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
Electric heater, two cupboards.	There is a private balcony with river viewss.	
<b>Lounge</b>	<b>Parking</b>	<b>FLOOD RISK:</b> Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.
12'2" max x 11'7" max angular (3.71 max x 3.55 max angular) Double glazed French doors leading onto the balcony, electric heater, open plan to kitchen area.	There is a secure underground parking bay which has remote control electronic gates.	<b>CONSTRUCTION:</b> Traditional - This information must be confirmed via your surveyor and legal representative.
<b>Kitchen Area</b>	<b>Lease, Ground Rent &amp; Service Charges</b>	
10'3" x 7'3" (3.13 x 2.22) Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor fan over, 1.5 bowl sink unit, The property has a 125 year lease dated from 01/01/2003. Ground rent is £100 per year. There is also a service charge which includes buildings insurance and water rates this is £1,903.71 per year.		
<b>Bedroom 1</b>	<b>Material Information</b>	
10'11" x 9'10" (3.34 x 3.00) Double glazed window, electric heater.	<b>BROADBAND AND MOBILE:</b> At the time of marketing we believe this information is correct, for further	





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	