



Brinkburn Court | NorthShields | NE30 1BE

£100,000

Beautifully presented throughout, this modern ground floor apartment is located within a five- minute walk to the vibrant North Shields Fish Quay. Enjoy a variety of bars, restaurants, coffee shops, breath taking views and picturesque walks. Close to North Shields town centre, Metro, bus routes and most amenities. Brinkburn Court is approximately a 15-20 minute, walk from Tynemouth Village and beach making sure this wonderful apartment offers a fantastic indoor and outdoor lifestyle. We are sure you will fall in love with this instantly, prepare to be bewitched! Entrance hallway, fabulous sized lounge with dual aspect, overlooking the communal garden areas, contemporary kitchen, stylish family bathroom with shower, large double bedroom, furniture (negotiable) communal gardens courtyard communal parking areas. Sewerage: Mains Connected.

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Ground Floor Apartment

Beautifully Presented throughout

Spacious Lounge

Contemporary Kitchen

Communal Parking

Stunning Bathroom

Close to Local Amenities

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: spacious hallway, radiator, cloaks cupboard, door to:

LOUNGE (rear) 16'9 x 11'6 (5.10 x 3.50), a light and airy lounge with two double glazed windows pleasantly overlooking the communal garden areas, contemporary flooring, radiator

KITCHEN (rear) 10'10 x 7'10 (3.30 x 2.40), contemporary kitchen incorporating a range of stylish base, wall and drawer units, co-ordinating worktops, gas cooker point, cooker hood, breakfast bar, half tiled walls, single drainer sink unit with mixer taps, double glazed window, radiator, tile effect flooring

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FAMILY BATHROOM (side) stunning family bathroom with bath with mixer taps and shower, vanity sink unit with mixer taps, low level w.c with recessed flush, radiator, double glazed window, stylish, tile effect flooring

BEDROOM (side) 11'2 x 10'2 (3.40 x 3.10) radiator, double glazed window

EXTERNALLY: communal garden areas, courtyard parking for all residents

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. -

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 YRS Less 5 days from 01.01.2003

Ground Rent: £0.83

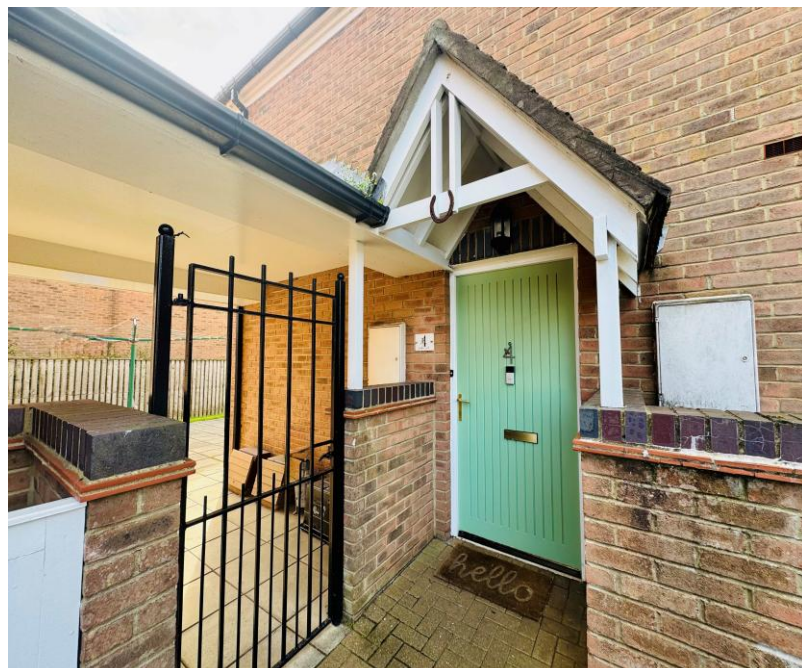
Service charge: £34.89 per month Payable to

Building Insurance: £22.04 per month

COUNCIL TAX BAND: A

EPC RATING: C

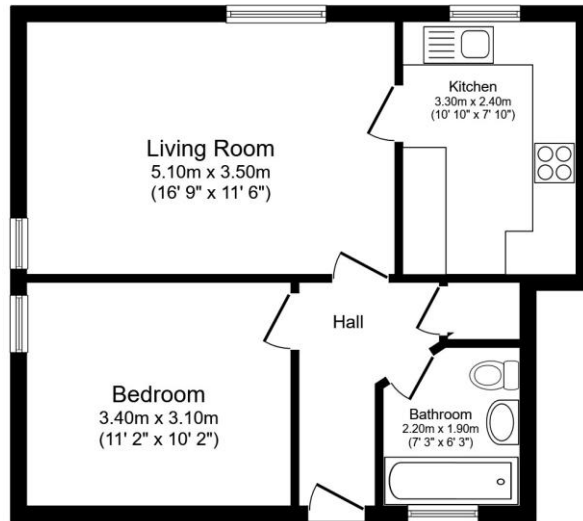
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Floor Plan
Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 48.5 sq.m. (522 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.