



Smokehouse Two, North Shields, NE29 6BZ

£185,000

Offering a fantastic lifestyle on our vibrant Quay, with beautiful walks, bars, restaurants and history right on your doorstep. The local ferry, bus routes, Metro and major transport links are also close by making this a highly commutable and central location. With the advantage of no onward chain this stylish, architect designed build also boasts a lift so you can enjoy all the advantages of a first- floor location and views, with the ease of no stairs, should you prefer! For those who love the river front and Quay, your soul will feel absolutely connected to the environment and surroundings here at Smokehouse. The building is designed to maximise natural light within the building and is clad in natural zinc which embraces the warm, robust texture of the building's exterior reflecting the daylight and enhances the building's form. This gorgeous apartment is positioned on the third floor and enjoys wonderful views of the river, it is also available with no onward chain. There is a fobbed secure entry system, communal entrance hallway with stairs and lift. Impressive and spacious entrance hallway to the apartment with storage and plumbing for automatic washing machine. Fabulous, open lounge and dining kitchen with a contemporary and stylish range of units and integrated appliances, large picture window enjoying panoramic views, both bedrooms enjoy views of the river and ample natural light, you will love the luxurious bathroom with high quality fittings and shower, the apartment also benefits from an air circulation system. There are communal walkways and an allocated parking bay.

ROOK
MATTHEWS
SAYER



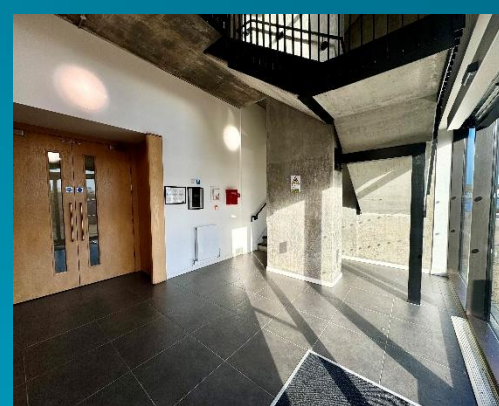
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For any more information regarding the property please contact us today

Secure Entry System to:

COMMUNAL ENTRANCE HALLWAY: A beautiful, light, airy and spacious communal entrance area, providing access to mailboxes, refuse, lift and staircase

ENTRANCE DOOR TO:

ENTRANCE HALLWAY: An impressive hallway with large double storage cupboard, plumbed for automatic washing machine, fuse board and storage, door to:

LOUNGE/DINING KITCHEN: 20'5 x 12'3, (6.24m x 3.75m), a stunning room with a real industrial and contemporary vibe, showcasing a floor to ceiling double glazed picture window with panoramic views of the river. The kitchen is fitted with a stylish high, quality range of base, wall and drawer units, worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob and cooker hood, fridge and freezer, slim line dishwasher, spotlights to ceiling, wood effect flooring, radiator

BEDROOM ONE: (side): 15'10 x 9'1, (4.85m x 2.77m), enjoying fabulous views towards the river from the large, double glazed picture window, radiator

BEDROOM TWO: (side): 8'11 x 6'7, (2.73m x 2.02m), beautiful views from the floor to ceiling double glazed window, radiator

BATHROOM: luxurious bathroom with high-end fittings, boasting bath with mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, fitted mirror to wall, tiled floor, tiling to walls, chrome ladder radiator, spotlights to ceiling

EXTERNALLY: allocated private parking bay, communal path and walkways

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Electric

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level Access
- Lift Access

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: 250 years from 28.02.2020

Ground Rent: £150 per annum

Service Charge: £200 per month includes building insurance payable to Residential Management Group

COUNCIL TAX BAND: D

EPC RATING: B

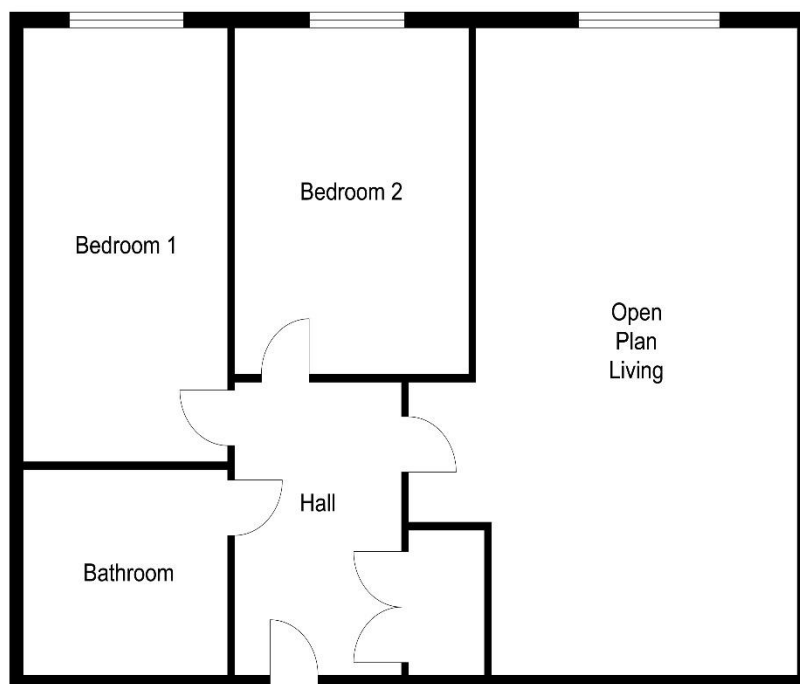
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Third Floor

Apartment 21, Smokehouse Two

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	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.

