





2



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- Second Floor Apartment
- Two Bedroom Property
- Contemporary Building
- Central Heating
- Double Glazed Windows
- Allocated Parking
- Cycle Storage Facility
- Superbly Presented
- Riverside Living
- Open Plan Living





Smokehouse Two is a fascinating and contemporary building occupying a prime spot on the River Tyne, offering the buyer a wonderful life style choice. This relatively new development has been well thought out and offers fantastic, bright and airy open plan living space for the ingoing buyer.

The building is accessed via a secure communal entrance with a lift and stairs to all floors. Internally the flat comprises: private entrance hall with storage, open plan lounge/kitchen/diner with floor-to-ceiling windows and integrated appliances which include an electric hob, oven, extractor fan, fridge/freezer and dishwasher. The bathroom is a good size, finished with quality fittings and presents a feel of real opulence. There are also two generous double bedrooms. Externally there is a designated parking bay as well as a cycle storage area.

This enviable riverside location is within walking distance to North Shields Fish Quay and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good transport links and prime bus routes nearby, and King Edwards Bay and Tynemouth Long Sands Beach are only a short commute away.

We anticipate an extremely high level of viewings on this fantastic property. For more information and to book your viewing, please call our Tynemouth branch on 0191 257 2000.

Service Charge is payable to RMG Management Company of £169 per calendar month to cover: maintenance of the lift, cleaning of halls, stairs and landings, building insurance and window cleaning. There is also a ground rent of £150 per year.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

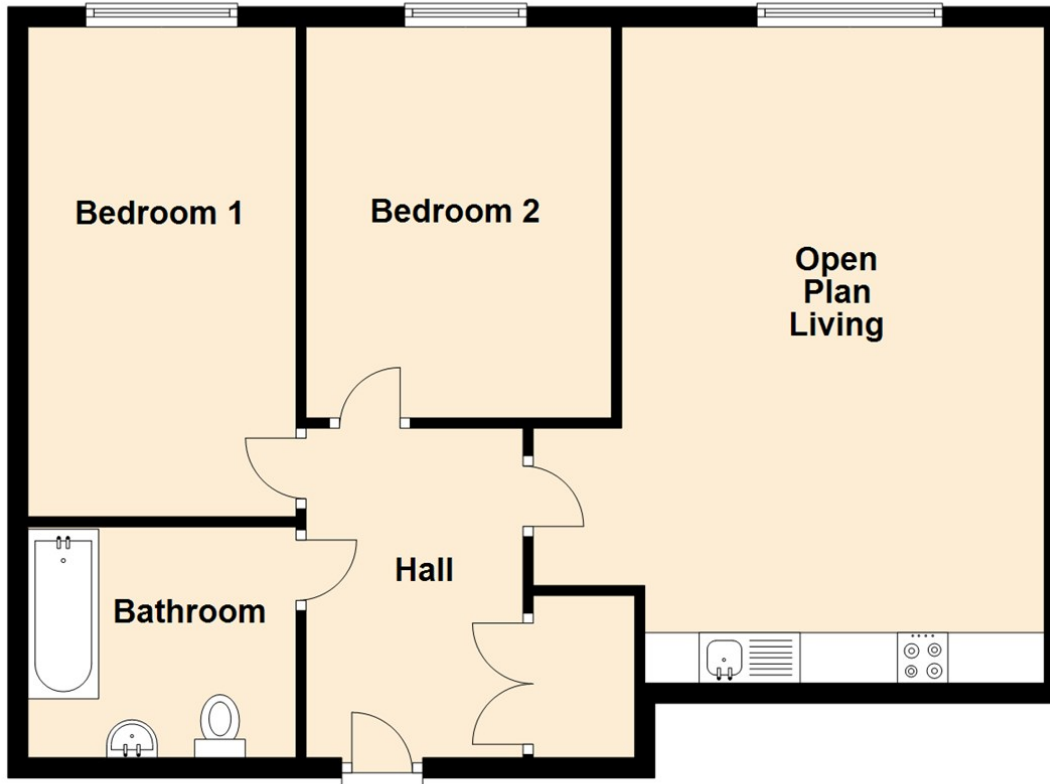
COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *D*



Second Floor



The difference between house and home

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Open Plan Living 21'4" x 13'9" (6.50m x 4.19m)

Bedroom 1 15'11" x 8'9" (4.85m x 2.66m)

Bedroom 2 12'8" x 9'11" (3.87m x 3.03m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		

Gosforth

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Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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