





- **Second Floor Apartment**
- **Well Presented**
- **Serviced With An Elevator**
- **Good Transport Links**
- **No Onward Chain**
- **Two Bedrooms**
- **Allocated Parking Space**
- **Riverside Location**
- **Close To Local Amenities**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/YGiAE4d2QyM> **

Jan Forster Estates are delighted to welcome to the market this two bedroom second floor apartment in the much sought after Brewery Bond, Duke Street, North Shields. Offered for sale with the benefit of no onward chain.

The apartment briefly comprises:- communal entrance hallway which is serviced with an elevator and is immaculately kept, a lovely living area, two good sized bedrooms, kitchen with fitted wall and floor units, and a three piece bathroom WC. The property is enhanced with features from the original build such as exposed brickworks which add character and style to the living space. The property is warmed with gas central heating and also has double glazing. Externally, there is gated access to the private car park with allocated bays.

Nestled by the River Tyne the property lends ease of access to the ferry landing, an array of bar bistros on the Quayside, and shops in the town centre. The Metro service is some 10 minutes walk from the development.

A property that is drenched with charm and character which really must be experienced in person to get a feel for this great home. For more information and to book a viewing, please contact our Coastal sales team on 0191 257 2000.

Tenure

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

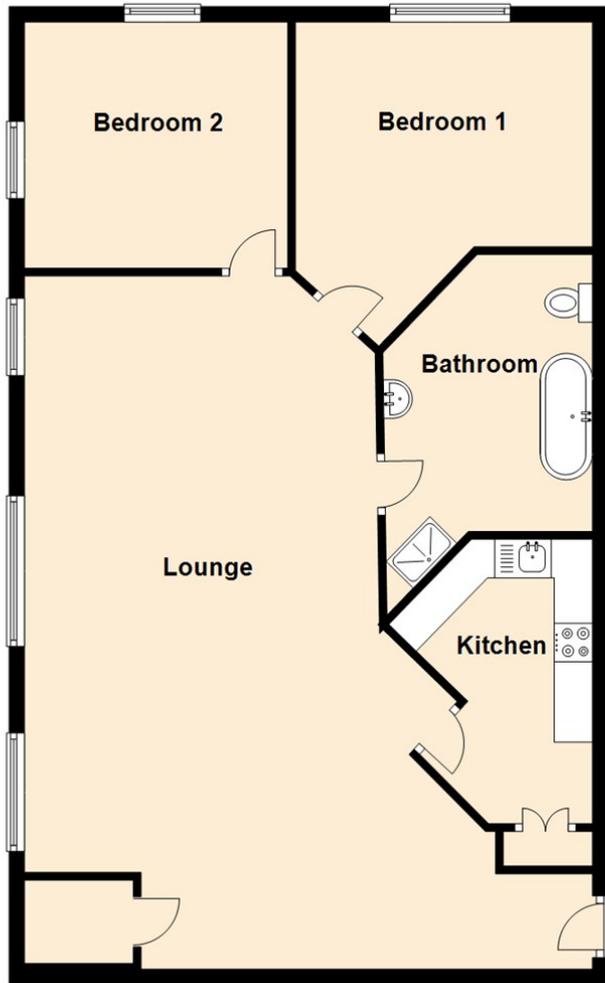
COVID-19 Guidelines

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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Lounge 28'6" x 14'11" (8.71 x 4.56)

Kitchen 7'4" x 10'2" (2.25 x 3.12)

Bedroom One 9'2" x 12'8" (2.81 x 3.88)

Bedroom Two 11'3" x 10'5" (3.44 x 3.19)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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

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Tynemouth

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Low Fell

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Property Management Centre

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