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- First Floor Apartment
- No Upper Chain
- One Bedroom
- Riverside Living
- Transport Links Nearby
- Beautifully Presented
- Open Plan Living
- Parking Facility
- Great Local Facilities
- Council Tax Band \*B\*







Jan Forster Estates are delighted to bring to the sale market this lovely first floor apartment in the desirable Smokehouse One in North Shields. The property is offered with the benefit of no upper chain, and occupies a prime spot on the River Tyne, presenting the buyer with a wonderful lifestyle choice.

The building opens gracefully onto the picturesque Quayside, seamlessly connecting to a beautifully landscaped riverside walkway where fresh air, sea, and sky dominate. This idyllic setting offers the perfect haven for those with seafaring souls-inviting you to savour the tranquil rhythms of waterfront living every day.

The apartment offers the ultimate open plan living space, consisting of a cosy lounge area with top-to-floor windows offering beautiful views and an abundance of sun light, modern kitchen with top and floor units and a dining area. There is also a generous double bedroom with fitted wardrobes and a modern bathroom WC with shower over the bath. Externally, there is a parking facility. The property further benefits from double glazing and there is a serviced elevator.



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.

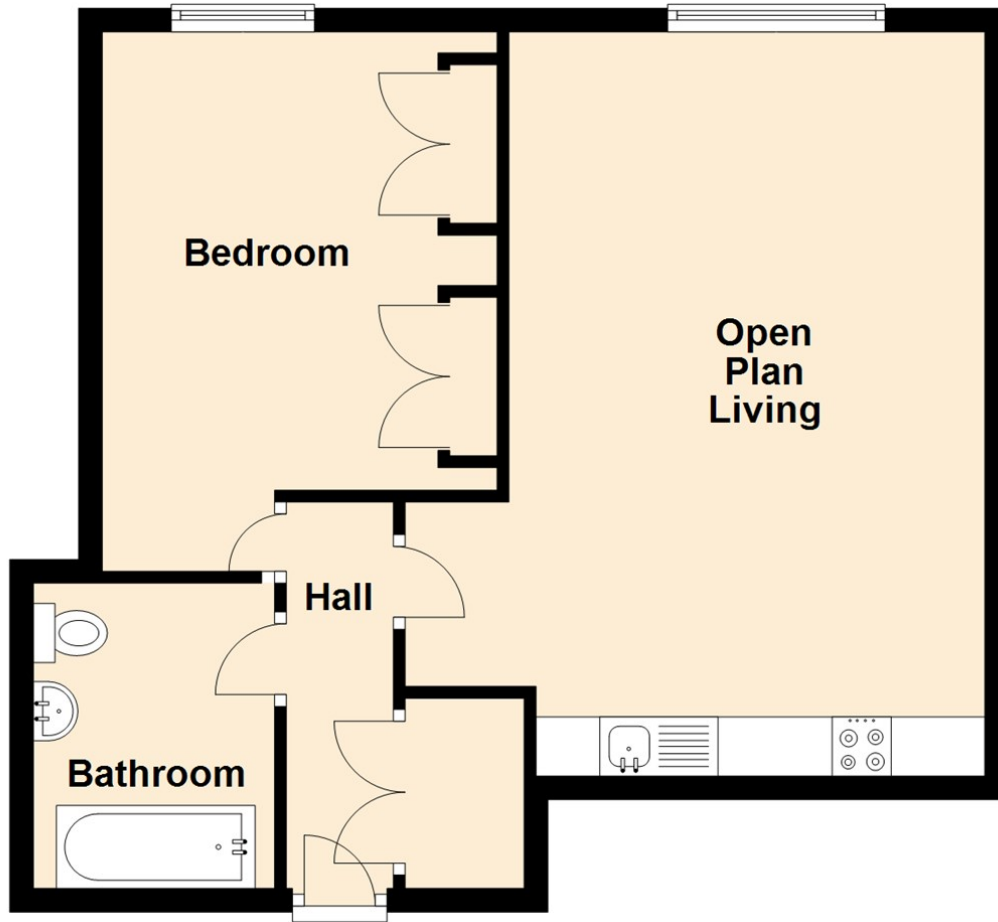
Viewings come highly recommend. To book yours or for more information, please, call our Tynemouth office on 0191 257 2000.

#### Tenure

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


Council Tax band \*B\*

## First Floor



Open Plan Living 20'7" x 13'2" (6.29 x 4.02)

Bedroom 14'11" x 10'11" (4.56 x 3.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

