





- Top Floor Apartment
- Two Bedroom Home
- Electric Heating
- Leasehold Property
- Viewing Recommended
- Sought after Location
- Stunning Marina Views
- Private South-Facing Balcony
- Council Tax Band \*B\*
- Call For More Information





This fantastic, two-bedroom, top-floor apartment is positioned in the sought-after Chirton Dene Quays, boasting stunning views over the Marina.

Internally, the property briefly comprises: - communal entrance hall and stairs to the top floor, private hallway, spacious and bright open plan lounge diner with sliding doors to a South-facing private balcony, fitted kitchen with integrated appliances, and two good-sized bedrooms There is also a three-piece shower room/w.c with storage. The property further benefits from electric heating, double glazing, substantial loft storage which runs the length of the flat and an allocated extra-wide parking position.

North Shields Marina is a vibrant and delightful place to live, with access to lovely walks around the Marina and the Quayside. You are also within easy reach of a variety of amenities including local restaurants and shops, and are within walking distance to the Royal Quays Outlet Centre. There are also great public travel links nearby.



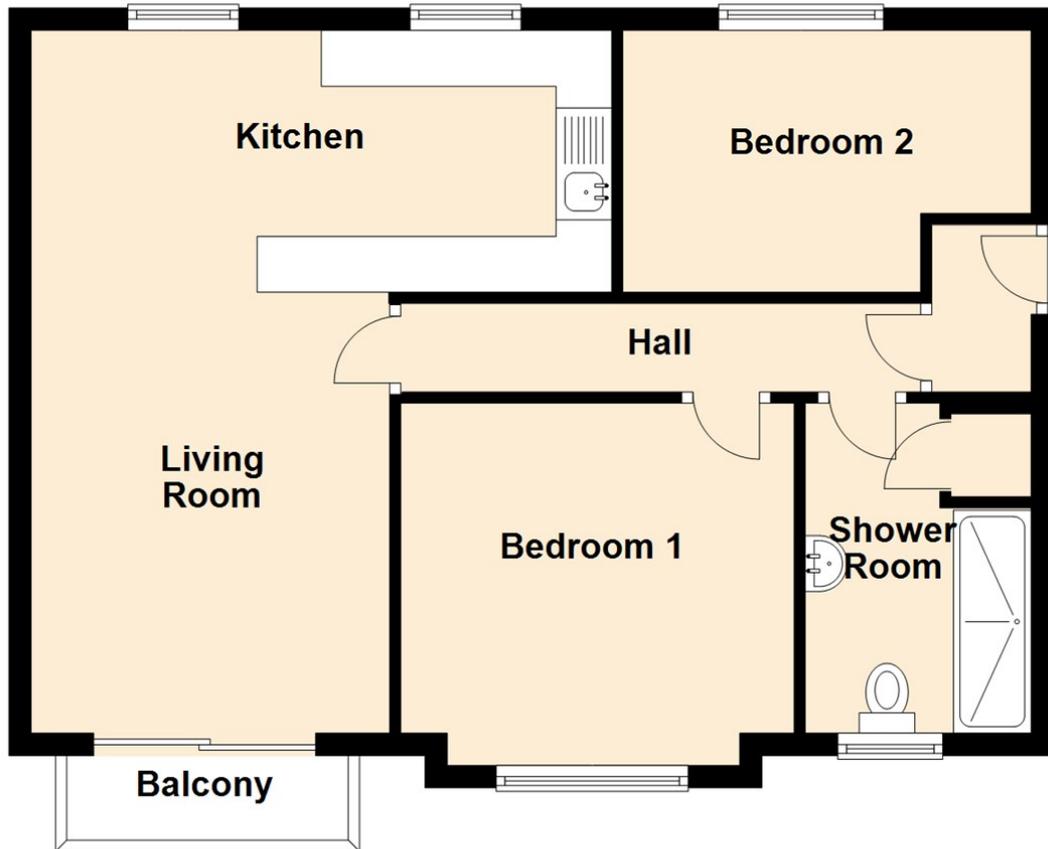
This truly is a delightful property with breath-taking views which can be enjoyed all year round, especially on those alfresco evenings. For more information and to book your viewing please call our Coastal team on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*.

## Top Floor



Kitchen 7'8" x 17'1" (2.34 x 5.23)

Living Room 12'7" x 10'7" (3.84 x 3.23)

Bedroom One 10'7" x 11'7" (3.24 x 3.55)

Bedroom Two 7'8" x 12'0" (2.34 x 3.68)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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0191 236 2070

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0191 487 0800

Property Management Centre

0191 236 2680

