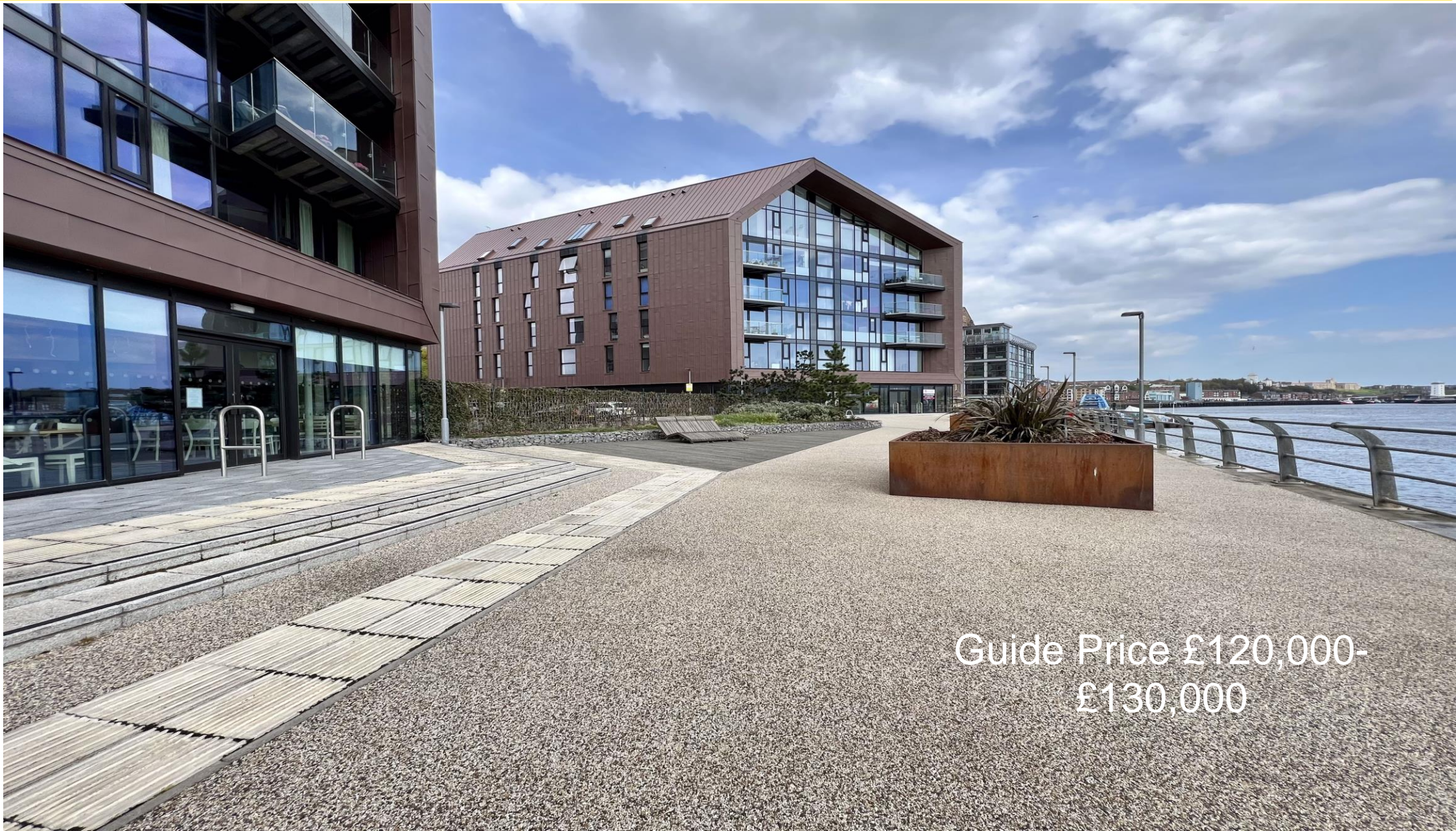


MOVING HOMES

SALES & LETTINGS



Guide Price £120,000-
£130,000

Smokehouse One, Duke Street, North Shields

Guide Price £120,000-£130,000

Moving Homes are delighted to welcome to the market for sale, this stylish one bedroom first floor apartment, offering modern open plan living with river views. Situation within the desirable Smokehouse One development build circa 2019, this property is within walking distance of North Shields Fish Quay, boasting bars, restaurants river walks into Tynemouth Village as well as the lovely North East Coastline.

Briefly comprising of:- secure entry into communal hallway with stairs and lift access to all floors. Once inside the apartment you are welcomed into the central hallway complete with storage cupboard and laundry facilities. The open plan living area with partial views over looking the River Tyne, is spacious in size, perfect for relaxing, dining as well as cooking in the well equipped kitchen complete with integrated appliances allowing inclusive living with a modern vibe! There is also a large double bedroom and contemporary bathroom completing this modern style living. Permit parking is located close by as well as The Shields Ferry linking the North and South of the region.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com

Council Tax Band – B Tenure - The agent understands the property to be leasehold with 264 years remaining and a service charge of £1800pa (further details can be provided) However, this should be confirmed with a licensed legal representative.

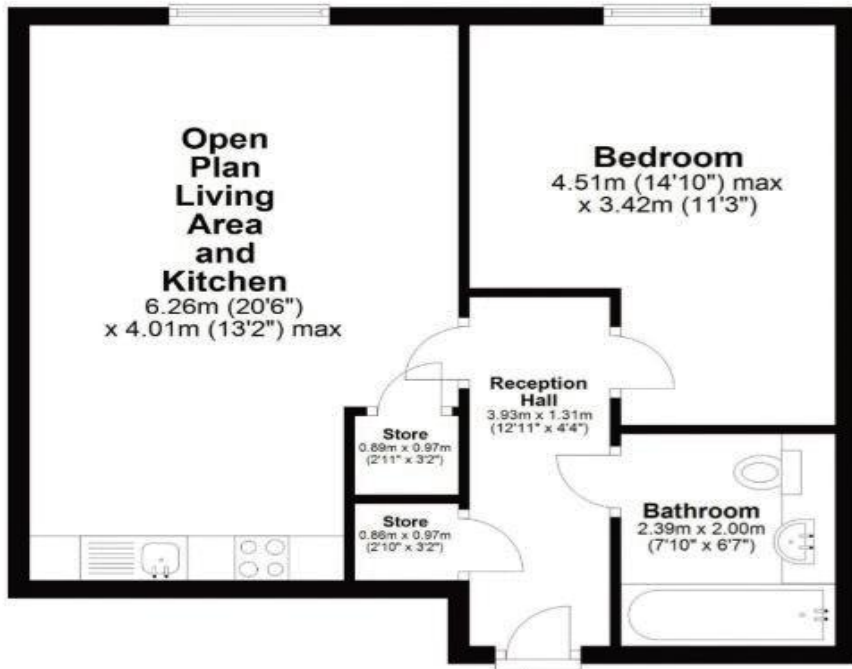
EPC Rating B <https://find-energy-certificate.service.gov.uk/energy-certificate/9658-3966-7319-6918-4930>

Should you be showing symptoms of Covid-19 prior to any appointments, please contact our office. The health and safety of our colleagues and clients is very important to us.



First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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