

# MOVING HOMES

SALES & LETTINGS



Offers Over £150,000

# Commissioners Wharf, North Shields

## Offers Over £150,000

We are delighted to bring to the sales market, this two bedroom 4th floor apartment situated on Commissioners Wharf within the Royal Quays development in North Shields, with stunning views overlooking the River Tyne. This property offers a contemporary lifestyle that would suit a variety of buyers. With an abundance of shopping and leisure amenities right on your doorstep including The Royal Quays Shopping Outlet, The Parks Leisure Centre and the regenerated working 'Fish Quay' which benefits from an array of bars and eateries. As well as North Shields town centre with access to all major transport routes. This property is fully double glazed and benefits from electric heating, secure entry intercom system, lift access to all floors and allocated underground parking and communal gardens.

Briefly comprising - entrance lobby into communal area with post box, stairs & lift access to accommodation, entrance hallway into the main accommodation, spacious lounge with Juliette balcony and panoramic views, well equipped kitchen with integrated appliances and two good sized bedrooms and shower room with wc,

EPC Rating B <https://find-energy-certificate.service.gov.uk/energy-certificate/8703-4846-3222-6996-7103>

Council Tax Band B £1,727.03 pa

Tenure - The agent understands the property to be leasehold with 125 years from 2003, service charge £130pm and ground rent £100 pa. However, this should be confirmed with a licensed legal representative.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com).

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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