



Dolphin Quays

Liddell Street, Riverside

With stunning, panoramic views along the Tyne and towards Penshaw Monument, a glass of wine from your favourite chair in the lounge will never be the same again! Positioned on the second floor of this sought after, established development, with the advantage of a lift in this particular block. Dolphin Quay is on the River front with superb bars, restaurants, walks along the Breakwater and into Tynemouth right on your doorstep. Also, just a short walk from the town centre and Metro. This fabulous, modern apartment is available with no onward chain and boasts excellent room sizes. Spacious hallway, light and airy lounge through dining room with views, fitted kitchen with integrated appliances. There are two double bedrooms, the principle bedroom with stylish en-suite shower room. Contemporary bathroom with roll top bath and shower. Electric heating, double glazing. Secure entry system, allocated parking bay with remote controlled security gates.

£160,000

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Dolphin Quays

North Shields

Fob Entry into Dolphin Quay Courtyard:

Secure Entry System, Communal Door to:

COMMUNAL HALLWAY: Lift or stairs to:

SECOND FLOOR COMMUNAL HALL: Door to:

ENTRANCE HALLWAY: A spacious hallway with storage cupboard, night storage heater, wood effect flooring, door into:



LOUNGE/DINING ROOM: (rear): 22'7 x 12'2, (6.88m x 3.71m), an impressive, light and airy lounge and dining area with stunning, panoramic views from the double-glazed window along the Tyne and towards Penshaw monument, electric heating, wood effect flooring

KITCHEN: (off hallway): 9'8 x 6'8, (2.95m x 2.03m), spacious kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, hood, integrated fridge and freezer, plumbed for automatic washing machine and dishwasher, fully tiled walls, tiled floor, double glazed window



BEDROOM ONE: (front): 12'3 x 9'4, (3.73m x 2.84m), double bedroom, double glazed window, electric heater, wood effect flooring, door to:

EN-SUITE SHOWER ROOM: Contemporary en-suite comprising of, shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, double glazed window

BEDROOM TWO: 8'5 x 8'4, (2.57m x 2.54m), double glazed window, wood effect flooring

BATHROOM: Stylish bathroom, comprising of, roll top bath with claw feet, vanity sink unit, low level w.c. with recessed flush, fully tiled walls, spotlights to ceiling, extractor fan

EXTERNALLY: Communal courtyard areas, allocated parking bay, double gates with remote control fob for secured entry

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: TBC

Management Fee £1,226 6 monthly

Ground Rent: £49.23 annually

Council Tax Band: B

EPC Rating: TBC

WB2048/AI/DB/07.11.23/V.1





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