



## Collingwood Mansions

### North Shields

Steeped in history and elegance, this majestic, Georgian family property was formerly The Northumberland Arms, and was built for the Duke of Northumberland's visitors, back in 1806. Redesigned and renovated to accommodate the existing stunning homes, with panoramic views of the Tyne and Quayside. With fabulous walks along the breakwater to Tynemouth and just a short walk from the contemporary eateries and bars along the redeveloped Quayside, this fabulous home really does offer the most amazing of lifestyles. Close to the Metro, Ferry and bus routes and within walking distance to local amenities. This duplex apartment is offered over two floors, ground and lower, and boasts fantastic room sizes and original features, whilst being sympathetically upgraded in line with its Grade II listed building requirements. Entrance lobby through to hallway with stairs down to the lower floor. Fabulous front facing lounge with sash windows, window seat enjoying views towards the river and ferry landing, attractive feature fireplace and electric fire, stylish dining kitchen with integrated appliances and Juliette balcony overlooking the rear courtyard, downstairs cloaks/wc. To the lower ground floor there are two double bedrooms, bedroom one with en-suite bathroom and shower, bedroom two boasts fitted wardrobes and door out to the private courtyard, contemporary en-suite shower room. Access from the lower floor to a medieval style, Georgian courtyard, private garden, there is also a delightful, communal courtyard garden area with gated access down to the under-ground parking area with allocated parking bay and fob for secured, easy access.

# £320,000

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Communal Entrance Door/Bell to:

**COMMUNAL HALLWAY:** an opulent, majestic communal hallway with original features and access out to the rear courtyard and garden areas, door to:

**ENTRANCE LOBBY:** cloaks cupboard, door to:

**ENTRANCE HALLWAY:** cornice to ceiling, dado rail, stairs down to the lower ground floor, intercom, door to:

**CLOAKS/WC.:** pedestal washbasin with mixer taps, low level w.c., panelled ceiling, extractor fan

**LOUNGE:** (front): 19'4 x 16'9, (5.89m x 5.11m), a stunning, front facing lounge with measurements into alcoves and two walk in, Georgian sash windows with window seats, enjoying some wonderful views, feature fireplace, electric fire, electric heater with cover, cornice

**DINING KITCHEN:** (rear): 16'9 x 13'7, (5.11m x 4.15m), spacious, family dining kitchen with a range of base, wall and drawer units, coordinating worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, fitted, wall mounted wine cellar, plumbed for automatic washing machine, dado rail, Georgian door out to Juliette balcony, tile effect flooring, electric heater, cornice to ceiling, tiled splashbacks

**LOWER GROUND FLOOR:**

**HALLWAY:** electric heater, large, sliding wardrobe with hanging and storage space, door to:

**BEDROOM TWO:** (rear): 14'6 x 14'6, (4.42m x 4.42m), into walk in bay/Georgian door out to the private courtyard area. Fitted wardrobes and drawers, additional, sliding mirrored wardrobe, fitted bed, additional walk-in cupboard, electric heater, door to:

**EN-SUITE SHOWER ROOM:** 10'2 x 5'7, (3.10m x 1.68m), stylish en-suite, comprising of shower cubicle, chrome shower, vanity sink unit with mixer taps, low level macerator w.c. with push button cistern, electric heater, panelling to walls, storage cupboard housing hot water tank, shaver point

**BEDROOM ONE:** (front): 19'2 x 15'1, (5.84m x 4.59m), maximum measurements, into bay sash window with window seat, fitted wardrobes, cornice to ceiling, electric heater, contemporary glass blocks separate en-suite bathroom

**EN-SUITE BATHROOM:** 8'3 x 6'5, (2.52m x 1.96m): stylish en-suite bathroom, comprising of, bath with mixer taps, electric shower, pedestal washbasin, low level w.c., tiled splashbacks, electric radiator, additional towel radiator

**EXTERNALLY:** private and enclosed courtyard, communal gardens and courtyard, gated access down to the under-ground car park with allocated parking bay, fob access.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Electric  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated parking space

**MINING**

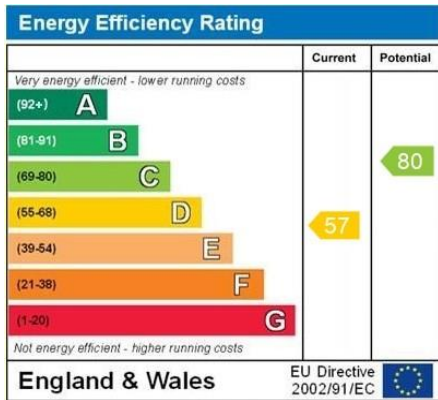
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

**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: We have been advised that the seller is in the process of renewing the Lease, which will run for 999 years  
Service Charge: £200 per month includes building insurance, payable to Brannen & Partners

**COUNCIL TAX BAND: D**  
**EPC RATING: D**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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