



## 1 bed apartment to buy in NE29

St. Johns Walk, North Shields, Tyne and Wear, NE29 6JS

**£48,000**

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ SPACIOUS GROUND FLOOR APARTMENT
- ✓ ONE BEDROOM
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ SOLD WITH NO UPPER CHAIN
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer to the market this one bedroom apartment located on St. Johns Walk, North Shields.

In need of refurbishment, the property offers would-be-buyers the opportunity to develop a spacious apartment in a great location. The property is ideally located for local amenities with Percy Main Metro within walking distance for direct travel to Newcastle City Centre & the coast with excellent road links giving easy access to the A19 & Tyne Tunnel.

Briefly comprises; Entrance/Hall, Bedroom, Bathroom, Lounge & Kitchen. Externally are gardens to the front and rear.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Price: £48,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External

Pathway leading to entrance, decorative borders, external storage;



## Hallway

Built in storage, gas central heating radiator;



## Living Room

4.18m x 3.20m (13'8" x 10'5")

Double glazed window to rear aspect, part glazed UPVC door to garden, gas central heating radiator;



## Kitchen

3.00m x 2.01m (9'10" x 6'7")

Low level wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, space for fridge freezer, plumbing for washing machine, space for freestanding cooker, tiled splashbacks, combi boiler, vinyl flooring, double glazed window to rear aspect;



## Bedroom

4.22m x 3.08m (13'10" x 10'1")

Double glazed window to front aspect, gas central heating radiator;



## Bathroom

*2.03m x 2.39m (6'7" x 7'10")*

A suite consisting of bath, W/C, wall mounted wash hand basin, part tiled walls, gas central heating radiator;





Total floor area: 49.6 sq.m. (533 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| Energy Efficiency Rating                           |                                                                                                               |           |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                    | Current                                                                                                       | Potential |
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92-100) <b>A</b>                                  |                                                                                                               |           |
| (81-91) <b>B</b>                                   |                                                                                                               |           |
| (69-80) <b>C</b>                                   | 74                                                                                                            | 77        |
| (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, Scotland &amp; Wales</b>               |                                                                                                               |           |
|                                                    | EU Directive 2002/91/EC  |           |

St. Johns Walk, North Shields, Tyne and Wear, NE29 6JS

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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