



## Richmond Grove North Shields, NE29 7QZ

Fresh Property Centre welcomes to the market this two bedroom, ground floor apartment situated on Richmond Grove, North Shields. The accommodation comprises: communal entrance, entrance hall, lounge/dining room, kitchen, two bedrooms, shower room/WC. Externally there are communal gardens and residents parking. The property benefits from electric heating and double glazing. An ideal first time buy.



### Asking Price £59,950



0191 257 6823

[www.fresh.property](http://www.fresh.property)

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63 Church Way, North Shields, Tyne & Wear, NE29 0AE



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**Communal Entrance**

Via secure entry system.

**Entrance Hall**

Two built in cupboards.



**Kitchen**

Matching base and wall units with work surfaces over, stainless steel sink with drainer, plumbing for a washing machine and built in oven with four ring electric hob and stainless steel extractor fan over.

**Lounge/Diner**

Electric heater and two double glazed windows.



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### Bedroom One

Electric heater and double glazed window.



### Bedroom Two

Electric heater and double glazed window.



### Shower Room

Three piece suite comprising; walk in shower, hand wash basin and low level WC. Spot lighting, part tiled and heated towel rail.



### Externally

Communal Gardens and allocated parking space.



### Agents Note

An annual service charge of £1,326.58 is applicable for this property.

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

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### Thinking of Moving?

Fresh can help you;

- Sell your home
- Arrange a mortgage
- Select a local solicitor

Call our team to see how we can help

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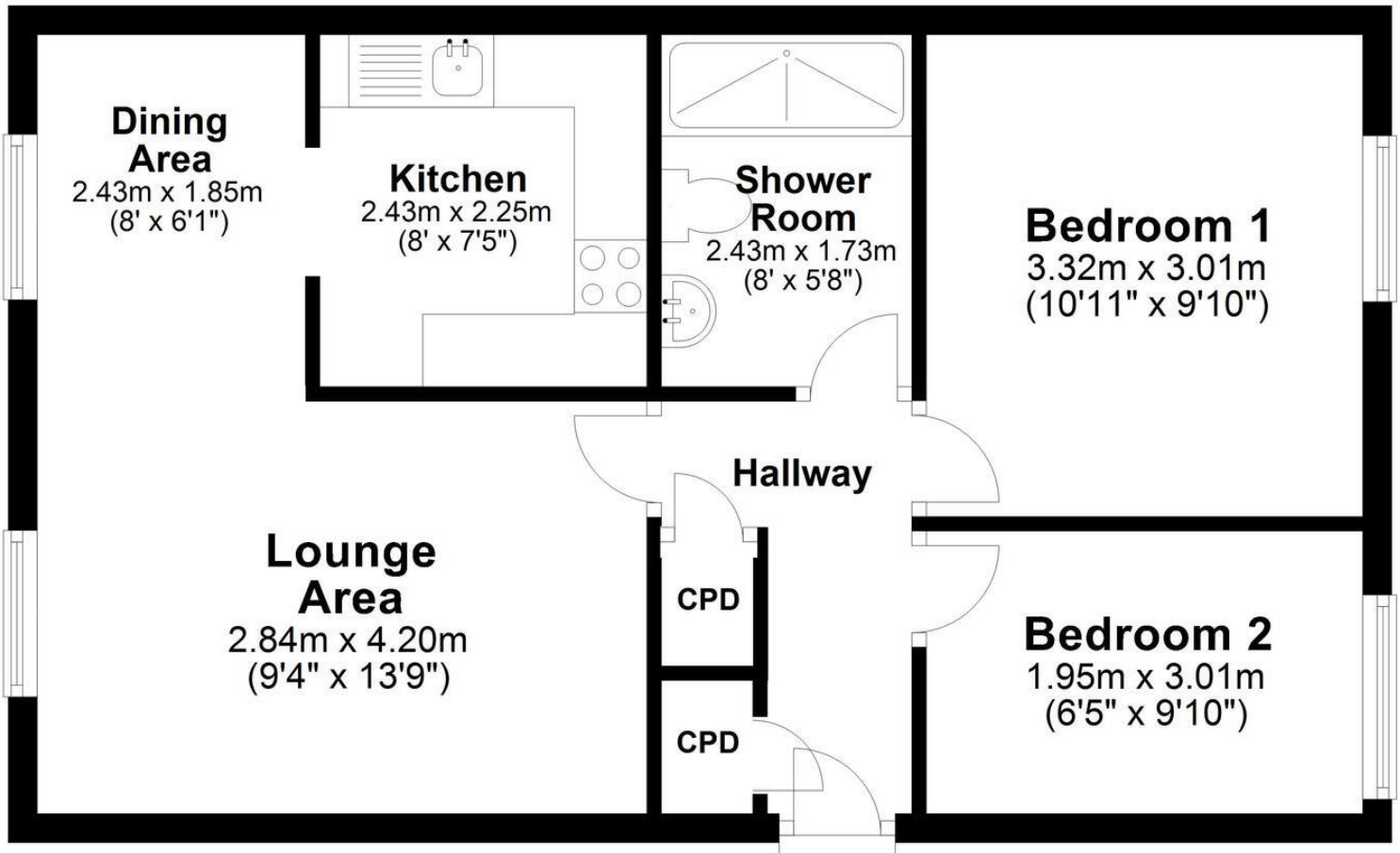
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# Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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