


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Brabourne Gardens, North Shields NE29 9BF

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£40,000

Signature North East present this one-bedroom flat, located in Brabourne Gardens, North Shields. This retirement flat was built in 2003 by McCarthy & Stone and the first 12 months Service Charges Paid.

The grounds comprise of 36 properties spread over three floors, with lift access. All applicants must be over the age of 60, or in a couple one 60 and the other over 55. The flat has a House Manager and 24-hour careline response team, contactable from various points in each property in the case of an emergency.

The flat comprises of a living room with a Juliette balcony and fireplace, a kitchen fitted with a fridge, oven, hob and extractor, a double bedroom with a fitted mirrored wardrobe, a fully tiled bathroom and large storage cupboard.

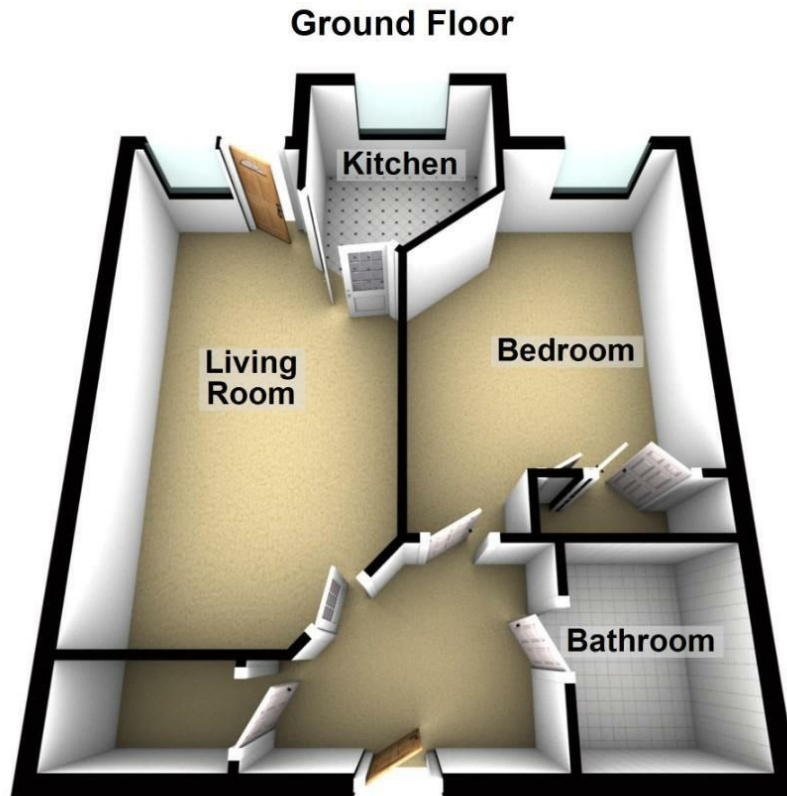
Externally are communal grounds, allocated parking and visitor parking.

Grangeside Court is situated within Preston Grange and is close to many amenities and travel links.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:


Living Room
19'3" x 10'8"

Kitchen
7'10" x 7'7"

Bedroom One
15'7" x 9'3"

Bathroom
6'9" x 5'7"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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