# SIGNATURE

## NORTH EAST

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Coble Dene, North Shields NE29 6BF

# Coble Dene,
# North Shields NE29 6BF

## Offers Over £300,000







Signature North East welcomes you to this beautifully presented three-bedroom, first-floor apartment, ideally located in North Shields. Built in 2021, the property enjoys a contemporary finish throughout and is perfectly positioned just moments from Royal Quays Marina. A convenient range of local amenities are close by, while Meadow Well Metro provides excellent transport links for commuters and those looking to explore the wider North East.

The layout offers excellent flexibility, with potential to reconfigure the apartment into two separate flats or to create a four-bedroom home with a study by utilising one of the generous reception rooms, subject to any necessary consents.

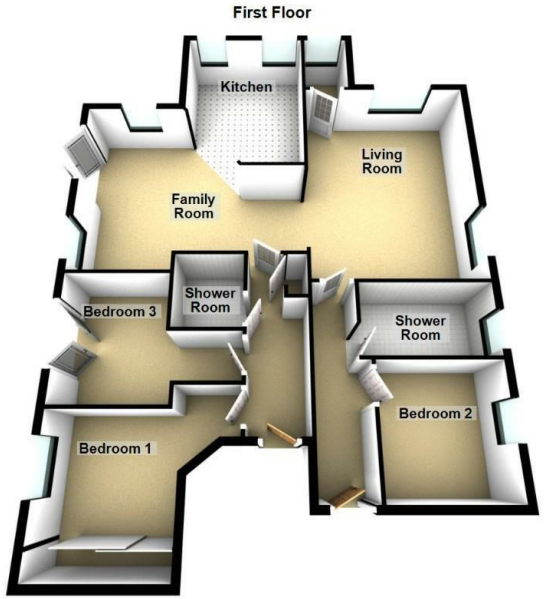
From the entrance hallway, step into a spacious open-plan family room, where windows and a Juliet balcony flood the space with natural light and allow for fresh air to flow throughout. The kitchen is fitted with attractive wall and base units, offering generous worktop space and integrated appliances including a fridge-freezer, dishwasher, washing machine and oven. There is ample room for a dining area, making this space ideal for both everyday living and entertaining. The open-plan layout continues into a second reception area, a generous living room with bright windows and access to a useful storage cupboard.

Continuing through the apartment, you will find three well-proportioned double bedrooms. Bedroom one benefits from built-in wardrobes, while bedroom three features a Juliet balcony. The apartment further benefits from two modern and attractive shower rooms, both fitted with walk-in showers, wash basins and WCs.

Externally, the property offers fantastic access to Royal Quays Marina, with attractive walks and cycle routes right on the doorstep. Off-street parking is available via two allocated parking bays within the car park, which is protected by CCTV, providing both convenience and peace of mind.

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

# PROPERTY FLOORPLAN




Total area: approx. 120.7 sq. metres (1299.3 sq. feet)

## Measurements:

Living Room
18'11" x 14'4"

Family Room
15'11" x 311'8"

Kitchen
10'11" x 7'5"

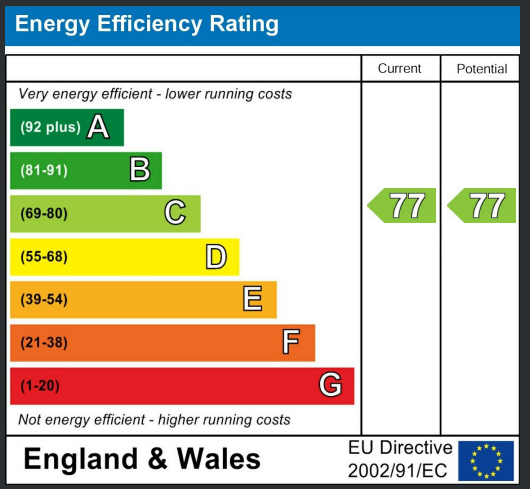
Bedroom One
9'4" x 9'1"

Bedroom Two
10'1" x 9'10"

Bedroom Three
10'2" x 9'0"

Shower Room
5'11" x 5'7"

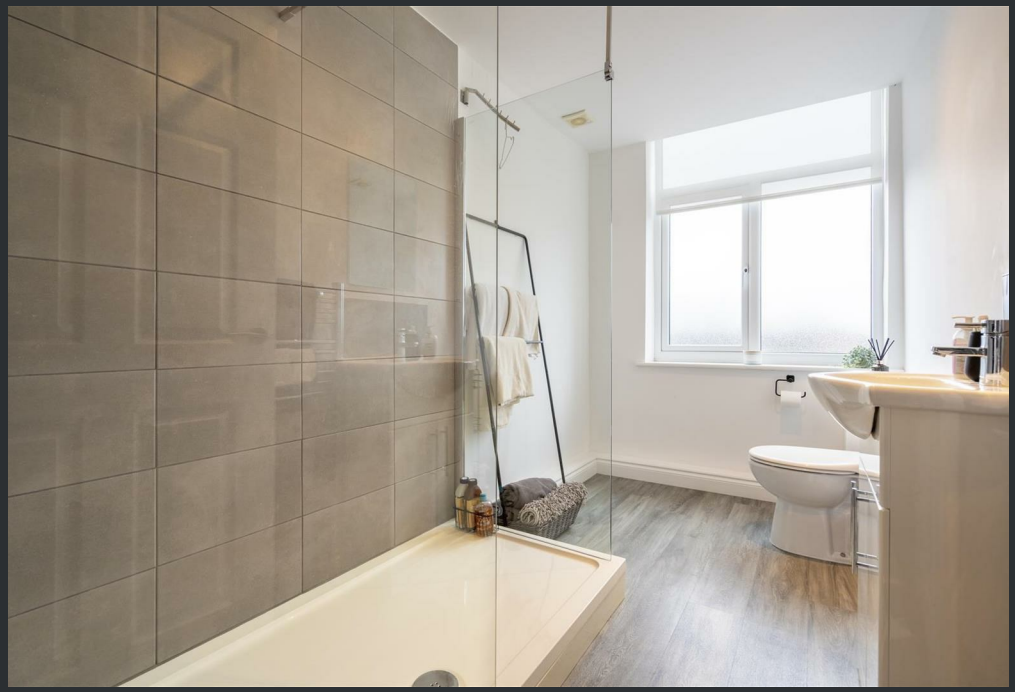
Shower Room
9'10"e3'3" x 5'11"











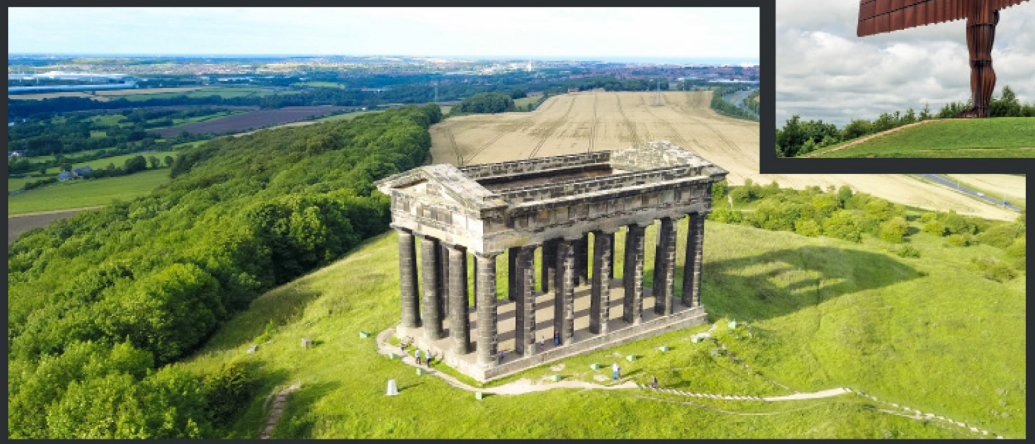
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