

ASKING PRICE

£159,000

Union Stairs

North Shields, NE30 1NE

Fresh Property Centre welcome to the market this delightful fourth floor flat situated in Union Stairs, North Shields.

Upon entering, you are greeted by a spacious reception room that boasts impressive river views, creating a serene atmosphere for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, while the stylish bathroom adds a touch of luxury to your daily routine. The apartment also benefits from two well-proportioned bedrooms.

One of the standout features of this flat is the convenience of a lift, ensuring easy access to your home. Additionally, the property is part of a gated development, offering security and exclusivity. The flat also includes a garage with storage above, providing ample space for your belongings and the perfect solution for those who require extra storage.

The location is superb, offering easy access to local amenities, shops, and transport links. Whether you are looking to enjoy leisurely walks along the river or explore the nearby attractions, this flat is ideally situated to take advantage of all that North Shields has to offer.

We have been advised by the owner that service charge for the property is £2655.32 for the year of 2025, no ground rent is payable.

2



1



1









LOCAL AUTHORITY

North Tyneside

TENURE

Leasehold

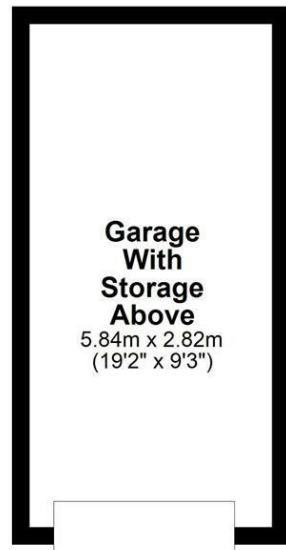
COUNCIL TAX BAND

B

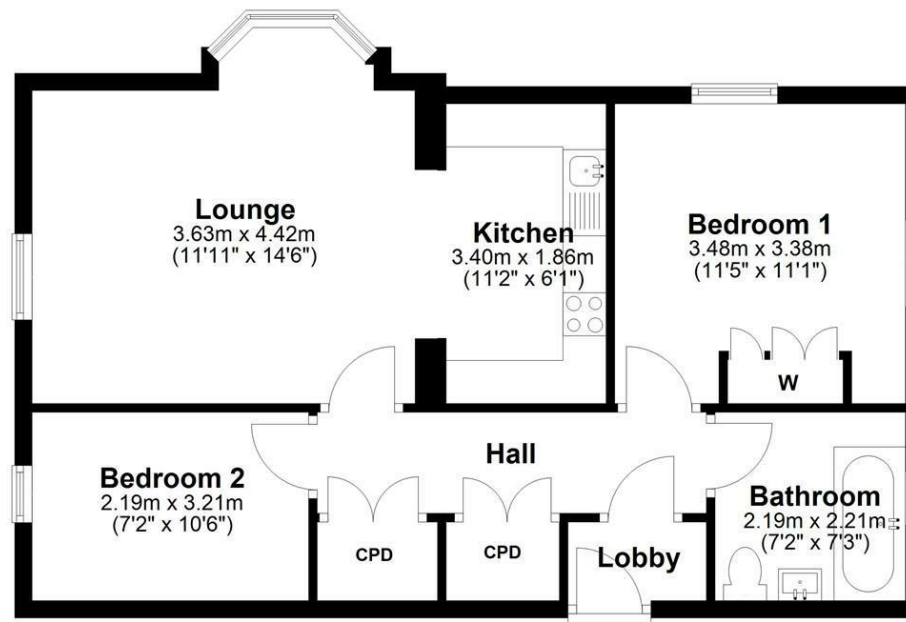
VIEWINGS

By prior appointment only

Garage
Approx. 16.5 sq. metres (177.1 sq. feet)



Fourth Floor
Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

63 Church Way
North Shields
Tyne & Wear
NE29 0AE

OFFICE DETAILS

0191 257 6823
hello@fresh.property
www.freshpropertycentre.co.uk