



Priory Mews | Tynemouth | NE30 4PR

£189,950

Occupying a top floor position within this established residential development, this well-presented two-bedroom apartment offers generous proportions throughout, a reserved parking bay and a highly convenient location in the heart of Tynemouth. The apartment is accessed via a communal entrance with secure entry system and enjoys an elevated position on the second floor. Internally, the accommodation is notably spacious, centred around an impressive living and dining room, filled with natural light from a large front-facing box bay window, with stunning views down to the River Tyne and views across the sea to the beach at South Shields this versatile room provides ample space for both lounge and dining furniture, creating an excellent main living area. The kitchen is positioned separately and is fitted with a range of wall and base units incorporating an oven, gas hob, sink unit and plumbing for a washing machine. A window provides good natural light and ventilation. There are two bedrooms, both well-proportioned doubles. The principal bedroom benefits from fitted storage, whilst the second bedroom is equally generous in size and storage. The bathroom has been attractively updated and features contemporary marble-effect wall panelling, a bath with shower over, vanity wash basin, concealed cistern WC and useful built-in storage. Externally, the property benefits from a designated parking bay together with visitor parking and communal grounds. Situated within easy reach of Tynemouth Village, the Metro station, vibrant cafés, restaurants and award-winning beaches, this is an excellent opportunity to acquire a spacious apartment in one of the area's most sought-after coastal locations.



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Two-Bedroom Apartment

Convenient Tynemouth Location

Allocated Parking Bay

Close To Village, Metro And Coast

No Onward Chain

Contemporary Bathroom

Two Double Bedrooms with Storage

Spacious and Light Living/Dining Room

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE: Secure entry system with stairs to second floor.

ENTRANCE HALLWAY: Storage cupboard, radiator, loft hatch, door to:

BATHROOM 6'8" x 5'9" (2.03m x 1.75m): Bath with shower over, vanity wash hand basin, concealed cistern WC, built-in cupboard, double glazed window, radiator.

BEDROOM ONE 10'8" x 9'7" (3.25m x 2.92m) Plus wardrobe area: Double glazed window, wardrobe area, radiator.

BEDROOM TWO 10'8" x 7'5" (3.25m x 2.26m) Plus wardrobe area: Double glazed window, wardrobe area, radiator.

LIVING/DINING ROOM 21'06" x 10'08" (6.55m x 3.25m): Double glazed window, Double glazed box bay window, radiator, ample space for lounge and dining furniture.

KITCHEN 10'05" x 6'09" (3.18m x 2.06m): Fitted wall and base units, sink unit, integrated oven, gas hob, cooker hood, plumbing for washing machine, wall mounted boiler, double glazed window.

EXTERNAL: Communal entrance with secure entry system, communal grounds, allocated parking bay and visitor parking.

T: 0191 2463666

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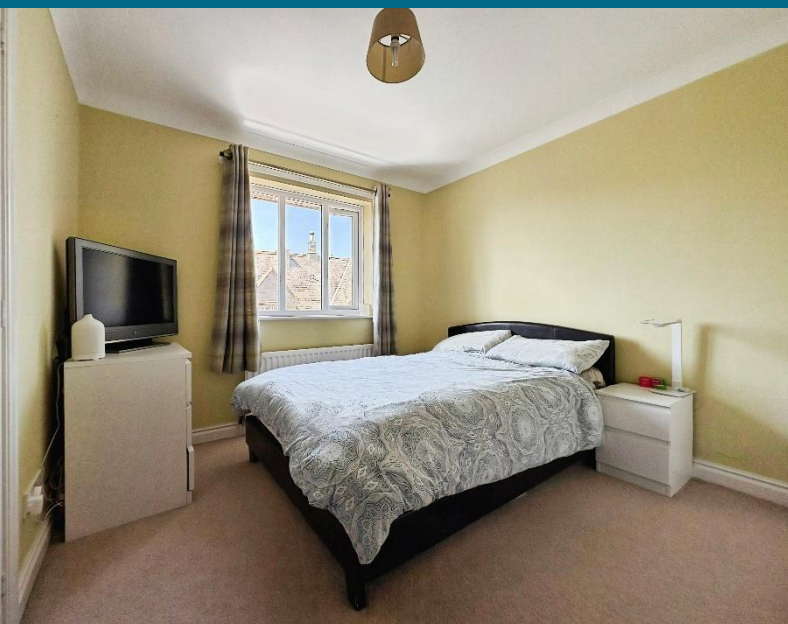
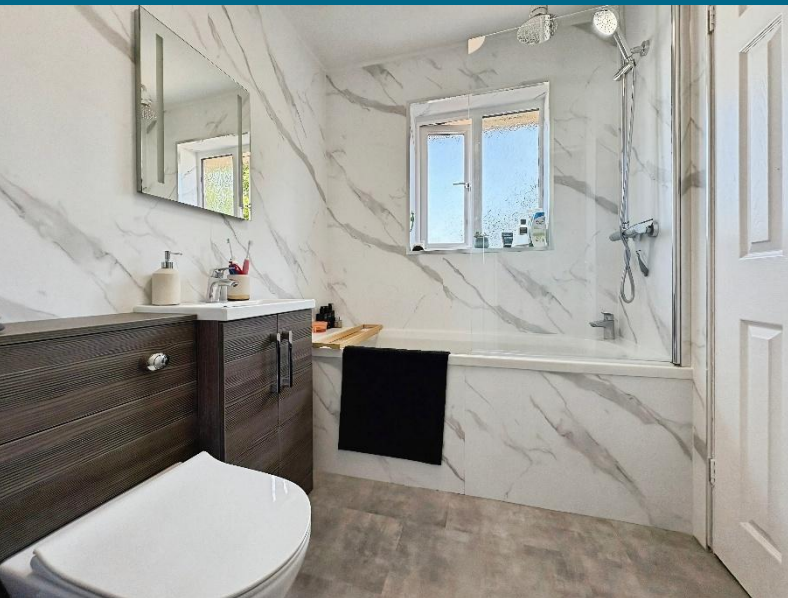
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.





PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 01/01/1995,
Remaining years 968

Service Charge: £1,140 per annum

COUNCIL TAX BAND: C

EPC RATING: C

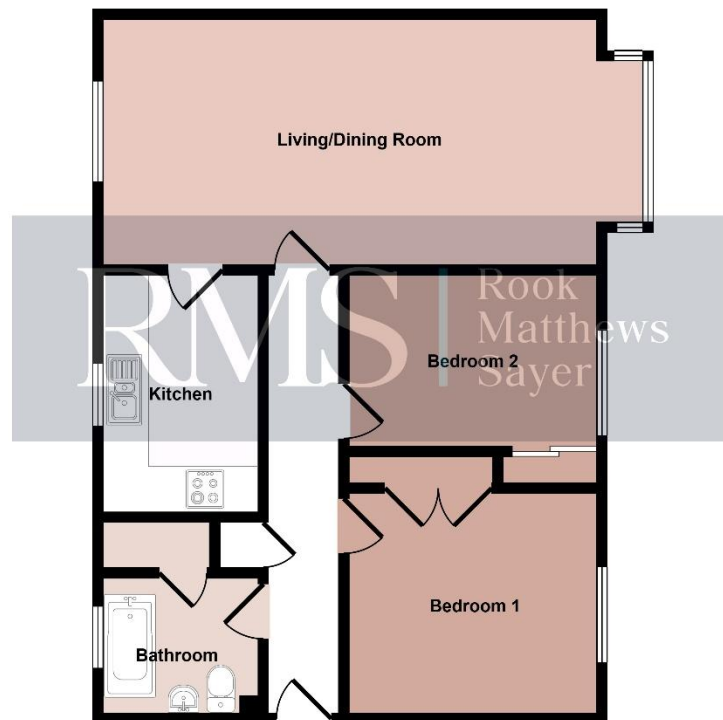
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		