SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Union Quay

NORTH SHIELDS, NE30 1HB

OFFERS OVER

£195,000

1 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Union Quay

OFFERS OVER £195,000 · LEASEHOLD

Signature North East are delighted to welcome to the market this impressive one-bedroom second-floor apartment, situated within the iconic Grade II Listed Irvin Building in the heart of North Shields. Perfectly positioned on the historic Fish Quay, the property offers an exceptional waterfront lifestyle, with an excellent selection of pubs, shops and eateries quite literally on the doorstep. Enjoy the legendary atmosphere of Low Lights Tavern, contemporary dining at 31 The Quay and Dodgin's Yard, whilst Laurel Park, Tynemouth's boutique shops and stunning beaches are all within easy reach. North Shields Metro also provides excellent commuter links into Newcastle.

Upon entering, the central hallway provides access to a useful storage cupboard before leading into the spacious living room, which offers ample space for a range of desired furnishings and enjoys attractive views across the River Tyne. The living room opens directly into the well-appointed kitchen, which features a range of attractive wall and base units, complemented by an integrated oven, hob, fridge freezer and dishwasher.

Continuing through the property, you will discover the generously sized bedroom, which comfortably accommodates a king-size bed alongside additional furnishings and benefits from wonderful views across the river. Completing the accommodation is the bathroom, fitted with a shower, hand basin and WC.

The Irvin Building benefits from secure gated access and disabled access, with a convenient lift service providing access to all floors. Externally, residents can enjoy a beautifully maintained communal roof terrace boasting impressive views over the Mouth of the Tyne. Parking is also available via a covered car port, making this a truly desirable and well-appointed home in a sought-after riverside location.

We are awaiting confirmation of the service charges for this property





KEY FEATURES

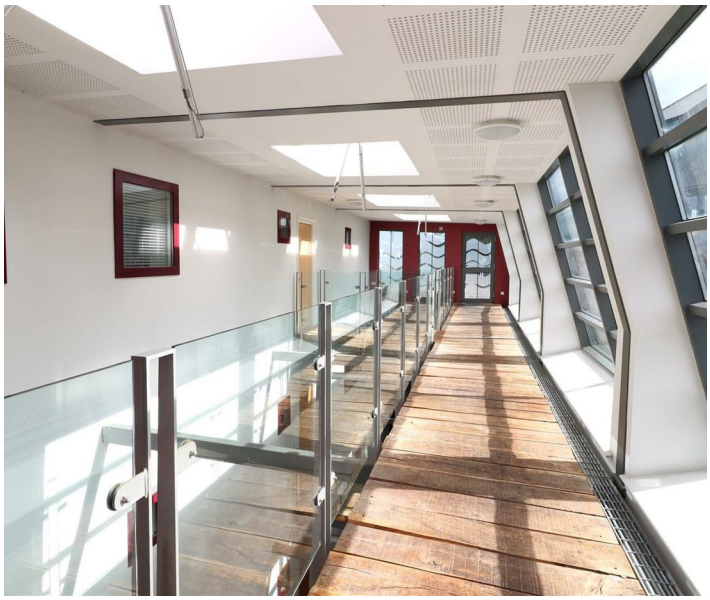
- One-bedroom second floor apartment
- Grade II listed Irvin Building
- On the historic Fish Quay
- Living room with river views
- Lift & secure gated access
- Communal roof terrace
- Covered car port parking

- Council Tax Band B
- EPC Rating









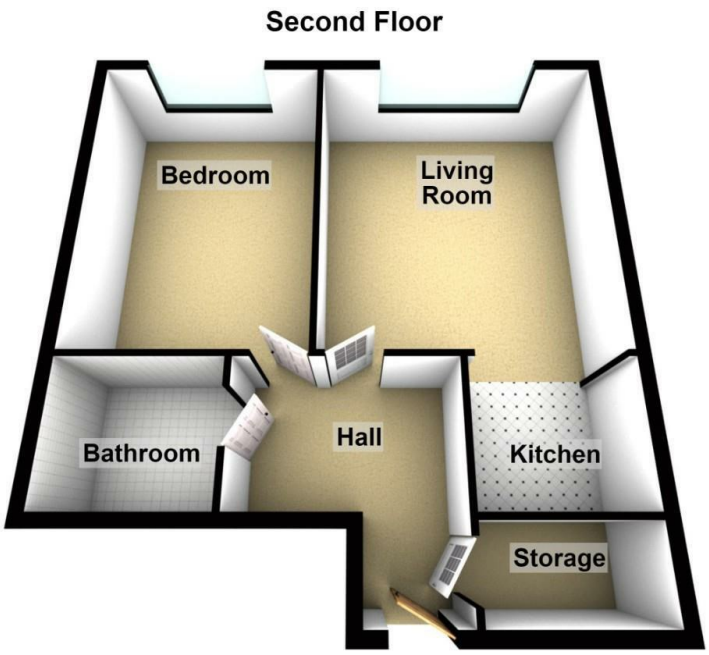


ACCOMMODATION

Room Dimensions

Living Room	4.8 x 4.28 (15'8" x 14'0")
Kitchen	2 x 2.26 (6'6" x 7'4")
Bedroom	4.8 x 3.4 (15'8" x 11'1")
Bathroom	2 x 2.28 (6'6" x 7'5")

FLOOR PLAN



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

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