



Chirton Dene Quays

Royal Quays Marina

A stunning, larger style, top floor apartment on the fabulous North Shields Marina. Just a short walk to fabulous views along the Marina or into the park, Chirton Dene Quays offers a wonderful opportunity to enjoy outdoor space and is close to local shops, Royal Quays outlet, bus routes and just a short drive from the town centre, major transport links ensuring a great location for many potential buyers. Benefiting from a secure entry system, the apartment is located on the top floor, making the most of the views, entrance vestibule, spacious hallway with loft for additional storage, beautiful lounge through dining room with French doors and Juliette balcony, perfect for warmer mornings and evenings! Contemporary and stylish kitchen with integrated appliances, two double bedrooms, the principle bedroom with fabulous fitted wardrobes and luxurious, re-fitted en-suite shower room, modern family bathroom. Well maintained, communal garden areas, allocated parking space. The current owner has also renewed all of the heating system to enjoy, thermostatically controlled and timed ELKA electric radiators, we understand that the property has also benefited from a re-wire in 2021

£120,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Chirton Dene Quays

Royal Quays Marina

Secure Entry System and Intercom:

COMMUNAL HALLWAY: stairs up to the second floor, door to:

ENTRANCE VESTIBULE: door to:

ENTRANCE HALLWAY: spacious, light and airy hallway, cupboard housing hot water tank, fitted with economical timer, loft access, we understand that the loft is part boarded for storage purposes, spotlights to ceiling, door to:

LOUNGE/DINING ROOM: 21'4 x 11'5, (6.50m x 3.48m), a beautifully presented lounge and dining area, with ample natural light flooding the room, double glazed French doors to Juliette balcony, additional double-glazed window, radiator, open through to:

KITCHEN: (rear): 7'4 x 6'0, (2.24m x 1.83m), a stunning, contemporary fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob and cooker hood, plumbed for automatic washing machine, double glazed window, spotlights to ceiling, modern tiling

BEDROOM ONE: (front): 10'5 x 8'4, (3.18m x 2.54m), excluding depth of stylish fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: a luxurious, re-fitted en-suite, showcasing, shower cubicle with electric shower, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, fully tiled walls, chrome ladder radiator, mirrored walls, shaver point, double glazed window, spotlights to ceiling

BEDROOM TWO: (rear): 8'0 x 7'6, (2.29m x 1.91m), double glazed window, radiator

BATHROOM: 7'6 x 6'3, (2.29m x 1.91m), a modern bathroom suite, comprising of, bath with mixer taps, pedestal washbasin, low level w.c., double glazed window, mirrored wall, contemporary flooring, chrome towel radiator, tiled bath area



EXTERNALLY: well-maintained communal gardens, allocated parking bay

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Electric
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking Bay

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 31.01.1999 remaining years 973

Ground Rent: £125 per annum.

Service Charge: £1,872 per annum

COUNCIL TAX BAND: B

EPC RATING: C

WB2972.AI.DB.24.02.2025.V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(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	



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.

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.

16 Branches across the North-East

