



## Union Stairs

### North Shields Quay

Superbly located, enjoying an elevated position on the banks of our vibrant North Shields Quay, with panoramic views from the Courtyard area over the river. Just a short walk from the bustling Quay with restaurants, bars and local, independent shops. Close to North Shields town centre, Metro, bus routes and approximately a 15-20, minute walk from Tynemouth Village and beach. Union Stairs is a contemporary, gated development overlooking the river, with secure entry system and fobbed gates providing access to both the courtyard and the under-ground parking area. Our two-story property enjoys a lift within the block and spacious room sizes with a secure entry system, hallway with storage, ground floor bathroom with shower, two spacious bedrooms, bathroom with shower, turned staircase up to the first floor. The superb sized lounge enjoys a dual aspect with measurements of 19'5 x 12'6, flowing into the kitchen area, also benefiting from integrated appliances. The property benefits from gas radiator central heating system and double glazing. Secure, allocated parking bay, communal courtyard town gardens.

# £119,000

ROOK  
MATTHEWS  
SAYER

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## Union Stairs North Shields Quay

Communal Entrance Door and System:

COMMUNAL ENTRANCE HALL: door to:

ENTRANCE PORCH: cloaks cupboard, door to:

ENTRANCE HALLWAY: staircase up to the first floor, door to:



BATHROOM: bathroom suite comprising of, bath, chrome shower, pedestal washbasin, low level w.c., laminate flooring, radiator, extractor

BEDROOM ONE: 13'5 x 8'0, (4.09m x 2.44m), spacious double bedroom with double glazed window, radiator

BEDROOM TWO: 9'6 x 7'6, double glazed window, radiator

FIRST FLOOR LANDING AREA: double glazed window, door to:



LOUNGE/DINING ROOM: 19'5 x 12'6, (5.92m x 3.81m), a beautiful, recently decorated, dual aspect lounge/dining room with two double glazed windows, there are some gorgeous side views towards the river from the lounge, two radiators, double cupboard providing excellent storage, through to:

KITCHEN: 7'6 x 6'7, (2.29m x 2.0m), fitted kitchen with a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated fridge, freezer, electric oven, gas hob, cooker hood, double glazed window



EXTERNALLY: Beautiful courtyard areas with gorgeous views towards the river, fobbed double gates providing access to the under-ground parking area where there is an allocated parking bay available

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to cabinet
- Mobile Signal Coverage Blackspot: No
- Parking: Underground car park with 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 01.01.1997 Years remaining 917 Peppercorn Rent  
 Ground Rent/ Management Fee approx. £216.50 per month Payable to Kingston Property Services

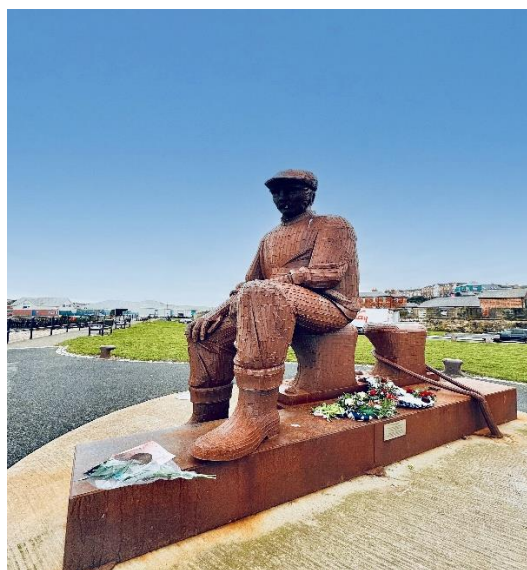
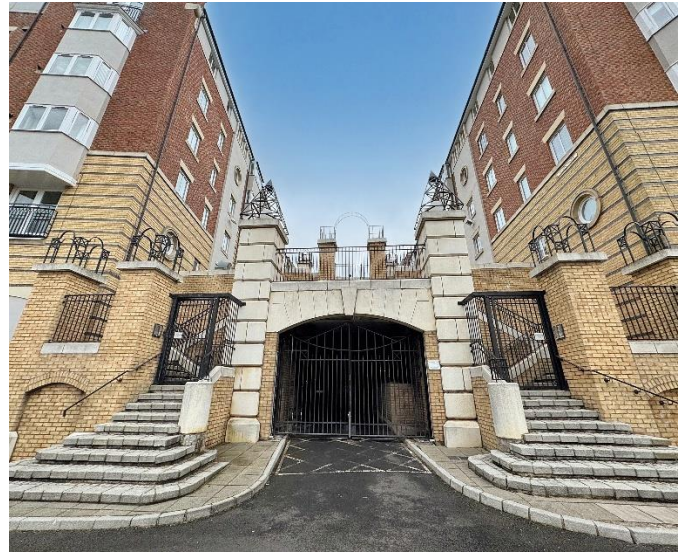
**COUNCIL TAX BAND: B**

**EPC RATING: C**

WB2943.AI.DB.21.02.2025.V.1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

