# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST

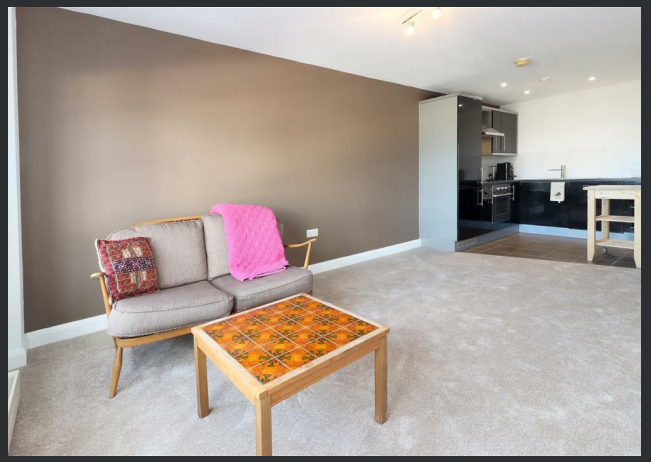
AWARDED Best Estate Agency North East England 2018 & 2019




Union Quay, North Shields NE30 1HB

# Union Quay,
# North Shields NE30 1HB

## Offers Over £195,000







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.

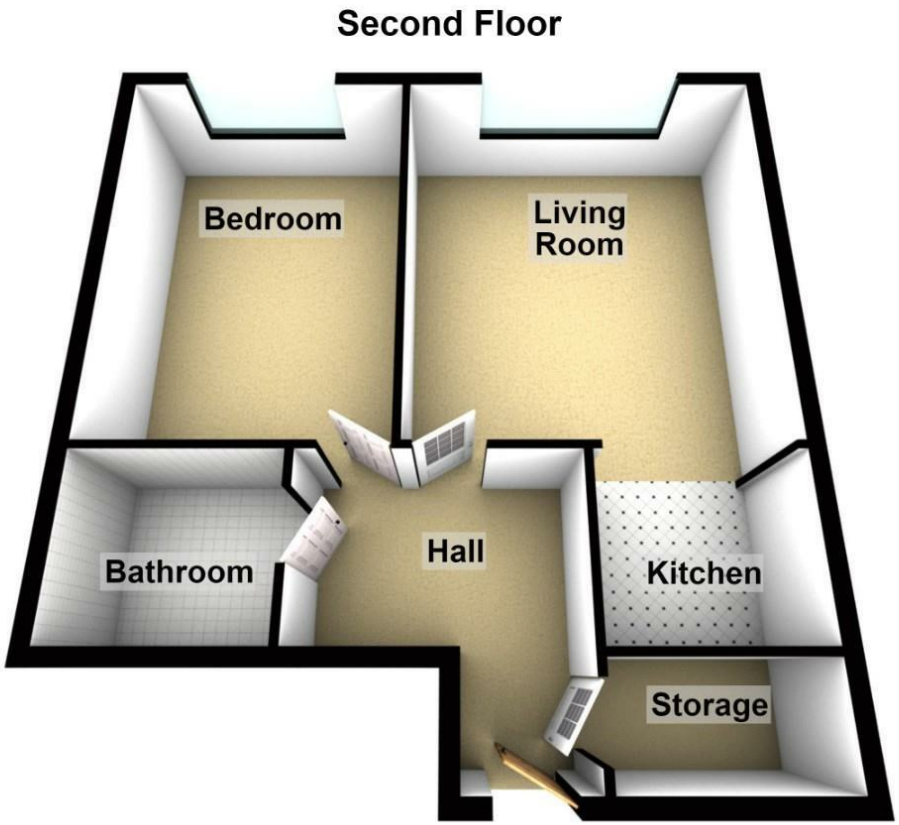
Continuing through the property, you will discover the generously sized bedroom, which comfortably accommodates a king-size bed alongside additional furnishings and benefits from wonderful views across the river. Completing the accommodation is the bathroom, fitted with a shower, hand basin and WC.

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

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN




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

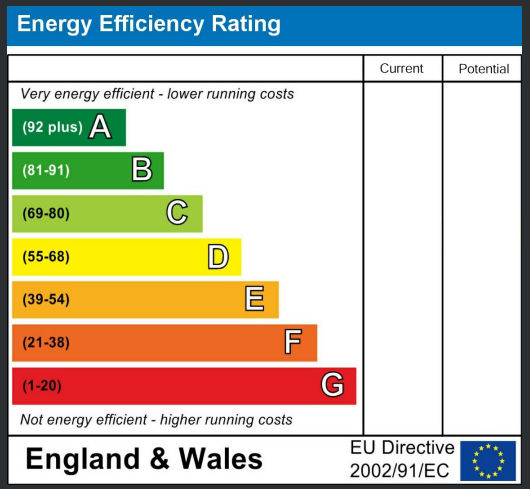
## Measurements:

Living Room
15'8" x 14'0"

Kitchen
6'6" x 7'4"

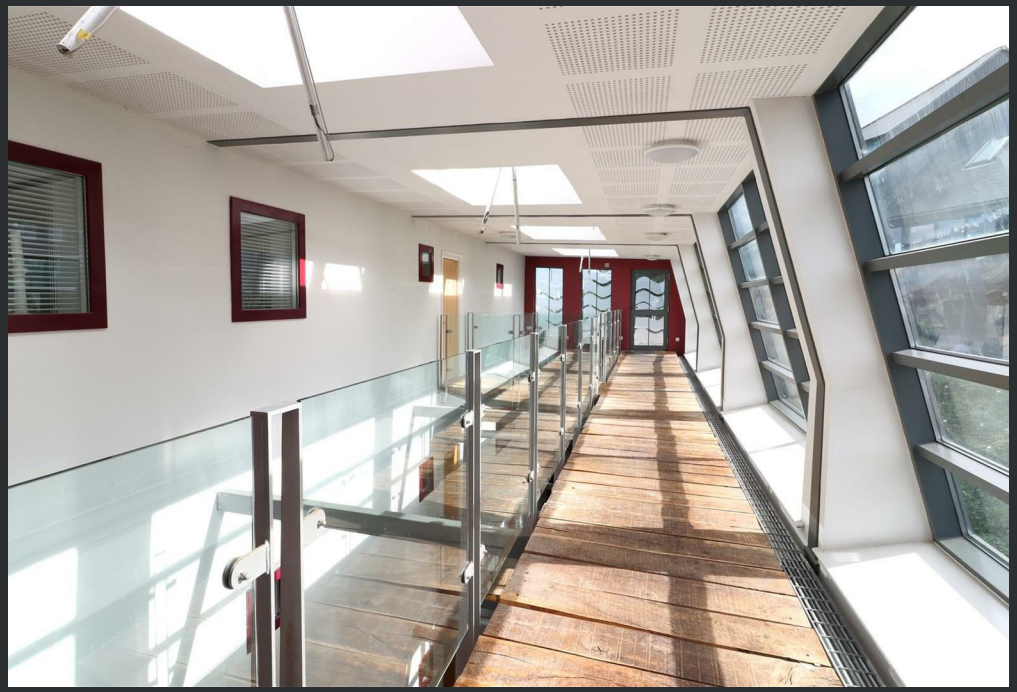
Bedroom
15'8" x 11'1"

Bathroom
6'6" x 7'5"











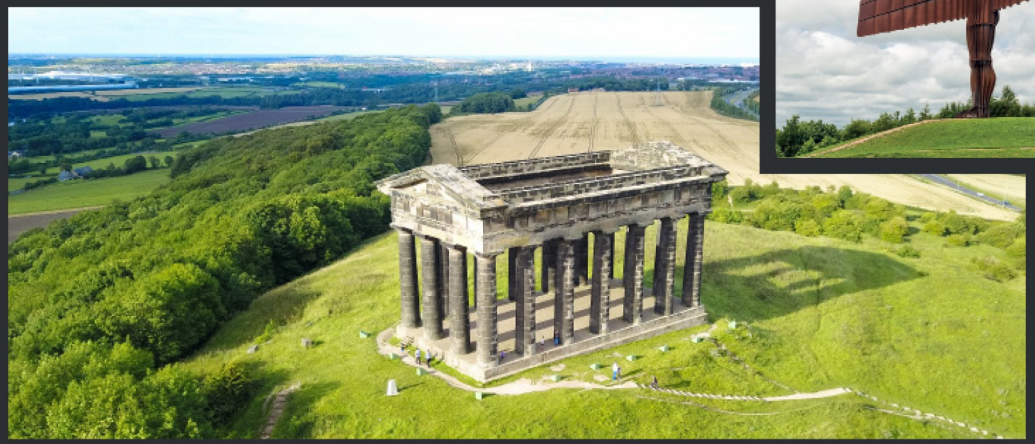
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## WE COVER THE WHOLE OF THE NORTH EAST

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*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News