



Hanover Drive, Hanover Estate, Tyne And Wear, NE21 6BB

*****CHAIN FREE - LONG LEASE AND LOW MONTHLY CHARGES***** This well presented one bedroom ground floor flat is a short walk from local shops, amenities and transport links. The property comprises of entrance hall, living room, separate kitchen, bedroom and modern style shower room. Externally the property benefits from a shared communal garden and a garage in block. Parking available on street. Public playing field nearby. Recently decorated throughout. Viewing highly recommended. EPC Rating C.



*****CHAIN FREE*****

Ground floor Flat

One Bedroom

Modern Shower Room

Garage

EPC Rating C

Offers Over £50,000

Lounge 13' 0" x 10' 0" (3.95m x 3.05m)

The living room benefits from a large window with a pleasant outlook onto the neighbouring green.

Kitchen 9' 0" x 5' 11" (2.75m x 1.80m)

Featuring a range of wall and base units for storage along with integrated oven/hob. A fridge with freezer box is included but can be removed if required. Space for washing machine (not included).

Bedroom 8' 2" x 8' 0" (2.49m x 2.45m)

Built in wardrobes and drawers.

Shower Room 6' 0" x 4' 11" (1.83m x 1.51m)

Modern suite featuring shower cubicle, W/C and wash basin. Storage under sink and tall mirror unit for extra storage.

Externally

Garage available in block with additional parking available on street. Communal garden area. Fields and park nearby.

Garage

Detached garage in block. New up and over door installed 2024.

Additional information

Council tax band: A We understand this property is leasehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. The property was rewired in October 2020 therefore a valid EICR certificate is available (valid until October 2025). Gas central heating combi boiler. Please note - the seller of this property has a personal interest in Living Local Limited. The property is currently tenanted at £425 per month.

Leasehold information

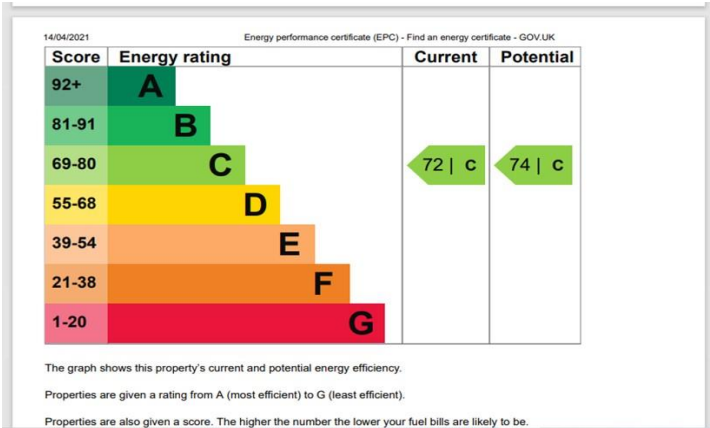
Length of original lease: 999 years Original date: 2002 Years remaining: 9765 Annual ground rent: £0 Ground rent review period: None Last ground rent review date: N/A Annual service charge: £420 (£35 per month) Included in the service charge: Buildings insurance, grounds maintenance.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

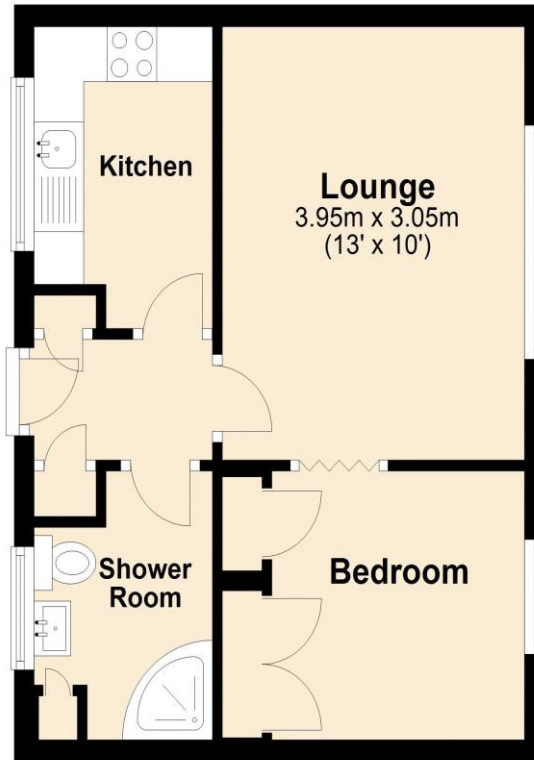


EPC Graph (full EPC available on request)



Floorplan

Ground Floor



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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