



88 Eastbourne Gardens , Walkerdene, NE6 4DU

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** GUIDE PRICE £85,000 - £90,000 **

** TWO BEDROOM FIRST FLOOR FLAT ** 999 YEAR LEASE FROM SEPTEMBER 1986 **

** IDEAL FIRST BUY OR BUY TO LET ** MODERN FITTED KITCHEN & BATHROOM **

** LOVELY REAR GARDEN ** EXCELLENT TRANSPORT & ROAD LINKS ** CLOSE TO SCHOOLS **

** COUNCIL TAX BAND A ** EPC RATING D **

Price Guide £85,000

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, Walkerdene, NE6 4DU



- Guide Price £85 000 - £90 000
- Two Bedroom First Floor Flat
- Open Plan Living
- Private Rear Garden
- Great First Buy
- 999 Year Lease From April 1986
- Council Tax Band A
- Energy Rating D

Entrance

Leasehold

Landing

Broadband

Living Room

14'2" x 12'1" (4.32 x 3.70)

Kitchen Area

9'1" x 6'4" (2.79 x 1.94)

Bedroom 1

10'0" x 9'4" (3.05 x 2.87)

Bedroom 2

10'0" x 7'4" (3.06 x 2.25)

Bathroom

5'9" x 5'5" (1.77 x 1.66)

Externally



Directions



Floor Plan

First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 65 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |