



## 55 Alexandra Way Henley Grange, Wallsend, NE28 9JX

\*\* 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 \*\*

\*\* TWO BEDROOM TOP FLOOR APARTMENT \*\* SPACIOUS LOUNGE \*\* ALLOCATED PARKING BAY

\*\* SPACIOUS MASTER BEDROOM \*\* BATHROOM WITH SHOWER \*\* IDEAL FIRST BUY \*\*

\*\* EXCELLENT TRANSPORT LINKS \*\* CLOSE TO AMENITIES & LOCAL SCHOOLS \*\*

\*\* 125 YEAR LEASE FROM 1ST JANUARY 2006 \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\*

Offers Around £90,000

# 55 Alexandra Way

Henley Grange, Wallsend, NE28 9JX



- Alexandra Way
- 125 Year Lease From 1/1/2006
- Close To Amenities With Excellent Road Links
- Top Floor Apartment
- Allocated Parking
- Council Tax Band A
- Two Bedrooms
- Ideal First Buy
- EPC Rating C

## BUILDING ENTRANCE

### ENTRANCE

### HALLWAY

14'9" x 3'1" (4.50 x 0.94)

### LOUNGE

12'7" x 15'3" (3.84 x 4.65)

### KITCHEN

10'2" x 7'5" (3.10 x 2.26)

### BATHROOM

8'5" x 7'11" (2.57 x 2.41)

### BEDROOM 1

13'8" x 9'6" (4.17 x 2.90)

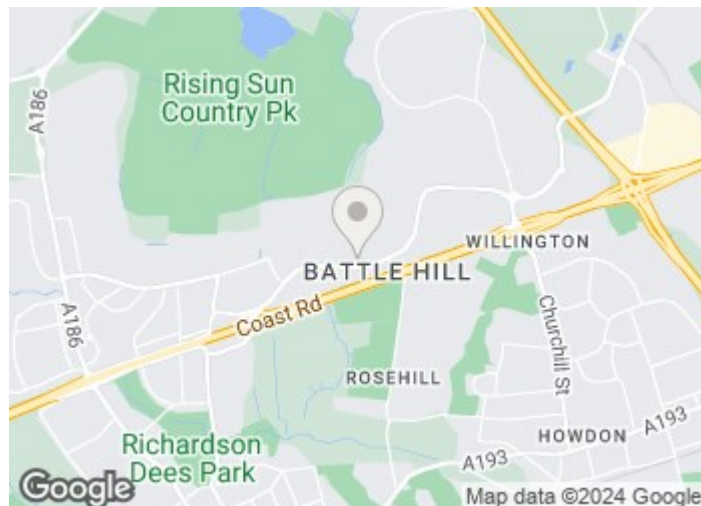
## BEDROOM 2

10'9" x 6'5" (3.28 x 1.96)

## PARKING

## LEASEHOLD

## Broadband

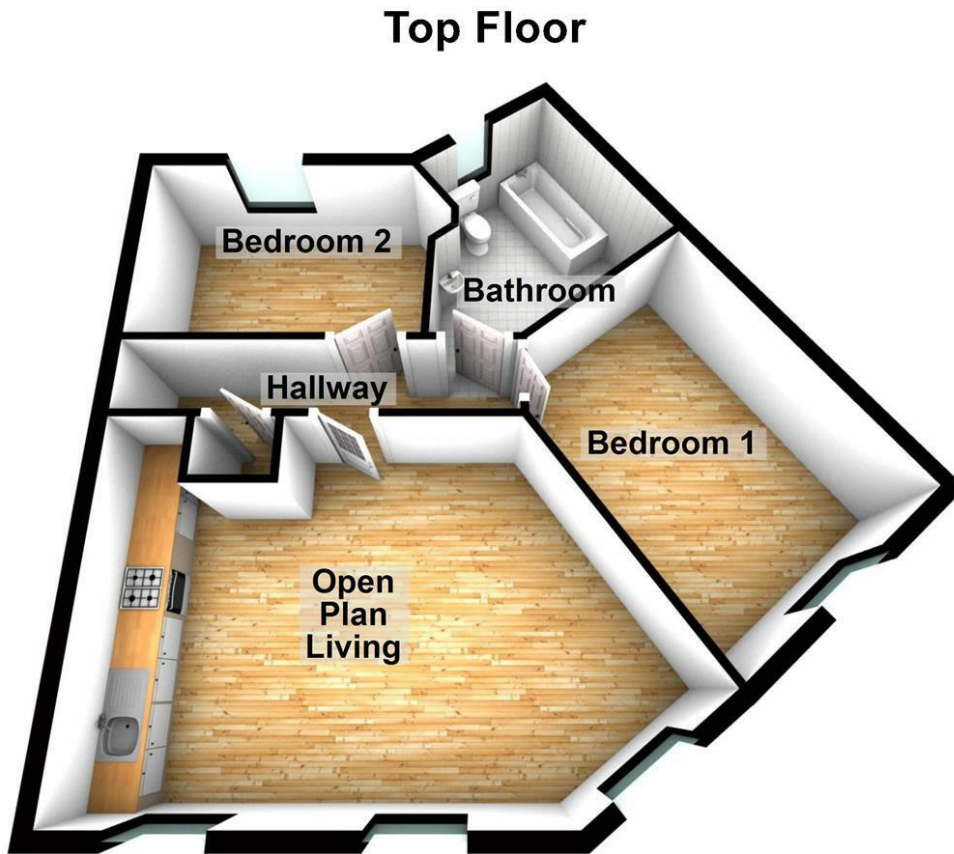


[Directions](#)





# Floor Plan



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 