



## 34 Windermere Close , Wallsend, NE28 8QH

TOP FLOOR APARTMENT \*\* TWO DOUBLE BEDROOMS \*\* EN-SUITE TO MASTER BEDROOM \*\*

SPACIOUS OPEN PLAN LIVING AREA \*\* INTERCOM ENTRY SYSTEM \*\* ALLOCATED PARKING BAY \*\*

CLOSE TO LOCAL AMENITIES \*\* GREAT FIRST TIME BUY \*\* CHAIN FREE \*\* COUNCIL TAX BAND A

ENERGY RATING C \*\* 125 YEAR LEASE FROM 2005 \*\*

Price £120,000

# 34 Windermere Close

, Wallsend, NE28 8QH



- Windermere Close
- En-Suite to Master
- Council Tax Band A
- Top Floor Apartment
- Secure Intercom Entry System
- 125 Year Lease From 2005
- Two Double Bedrooms
- Allocated Parking Bay - Chain Free
- Energy rating C

## Entrance

Property Entrance Lobby & Hallway

## Living Room

16'3" x 10'3" (4.96 x 3.13)

## Kitchen

13'0" x 8'3" (3.97 x 2.51)

## Bedroom 1

10'9" x 9'10" (3.28 x 3)

## En-Suite Shower Room

7'1" x 4'7" (2.16 x 1.39)

## Bedroom 2

10'9" x 11'4" (3.28 x 3.46)

## Bathroom

6'11" x 5'7" (2.10 x 1.70)

## Allocated Parking Bay

## Lease, Service Charge & Ground Rent

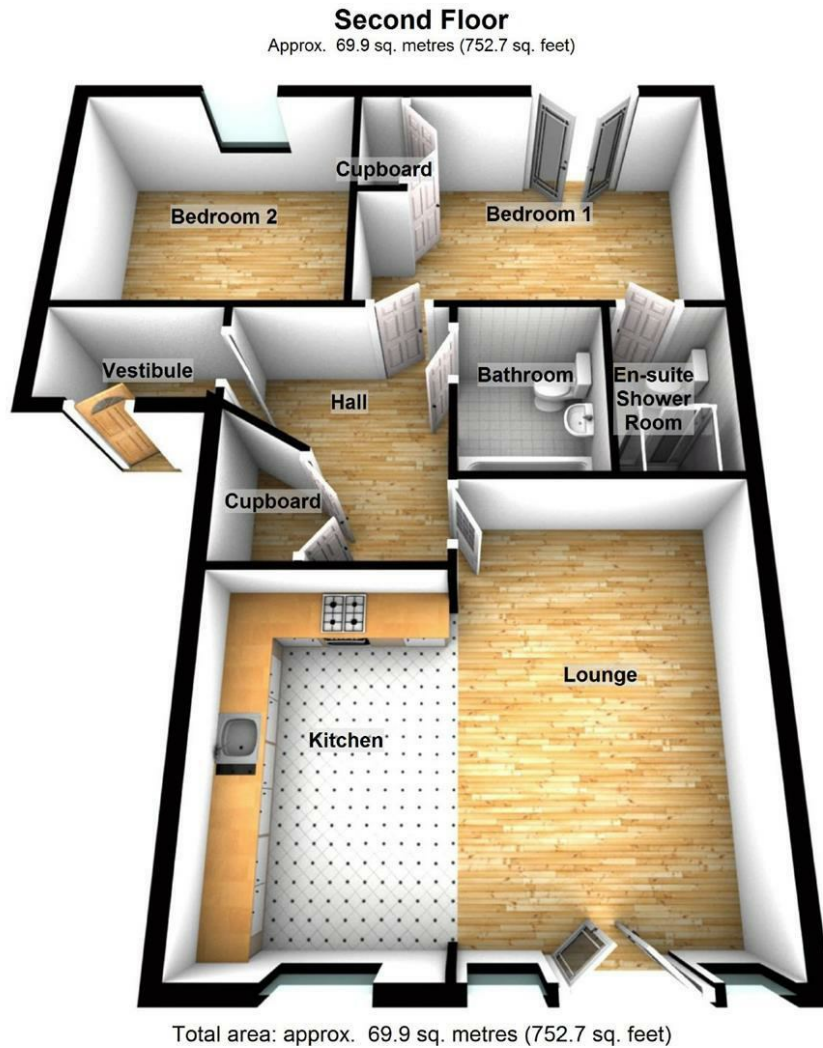


## Directions





# 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	80
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	