



## 85 Sunholme Drive Hadrian Lodge, Wallsend, NE28 9YW

\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* CHAIN FREE \*\* GARAGE \*\* \*\* MODERN KITCHEN

\*\* IDEAL FIRST BUY OR BUY TO LET \*\* CLOSE TO RISING SUN COUNTRY PARK \*\*

\*\* EXCELLENT TRANSPORT AND ROAD LINKS \*\* COUNCIL TAX BAND A \*\* EPC RATING E \*\*

\*\* LEASE TERM 99 YEARS FROM 1ST MARCH 1975 CURRENTLY BEING EXTENDED \*\*

Offers Over £95,000



- Two Bedroom First Floor Flat
- Popular Location
- 99 Year Lease From 1st March 1975 - TO BE SOLD WITH EXTENDED LEASE TBC
- Garage
- Close To Country Park
- Council Tax Band A
- Modern Kitchen
- Chain Free
- EPC rating E

#### Entrance

Double glazed entrance door, stairs to the accommodation.

#### Landing

Double glazed window, electric heater.

#### Lounge

12'7" x 12'2" (3.85 x 3.71)

Double glazed window, spotlights to ceiling, wall mounted electric fire, storage cupboard.

#### Kitchen

8'8" x 6'5" (2.66 x 1.98)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, single drainer sink unit. Part tiled walls, tiling to floor, double glazed window.

#### Bedroom 1

12'5" x 10'1" (3.81 x 3.09)

Double glazed window, electric heater.

#### Bedroom 2

10'0" x 9'9" (3.06 x 2.98)

Double glazed window, electric heater, storage cupboard.

#### Bathroom

6'6" x 6'3" (2.00 x 1.92)

Comprising; bath with shower over,

low level WC, wash hand basin.

Part tiled walls, tiling to floor, double glazed window, spotlights to ceiling.

#### Garage

Single garage in an adjacent block.

#### External

Garage in nearby block and front garden.

#### Broadband

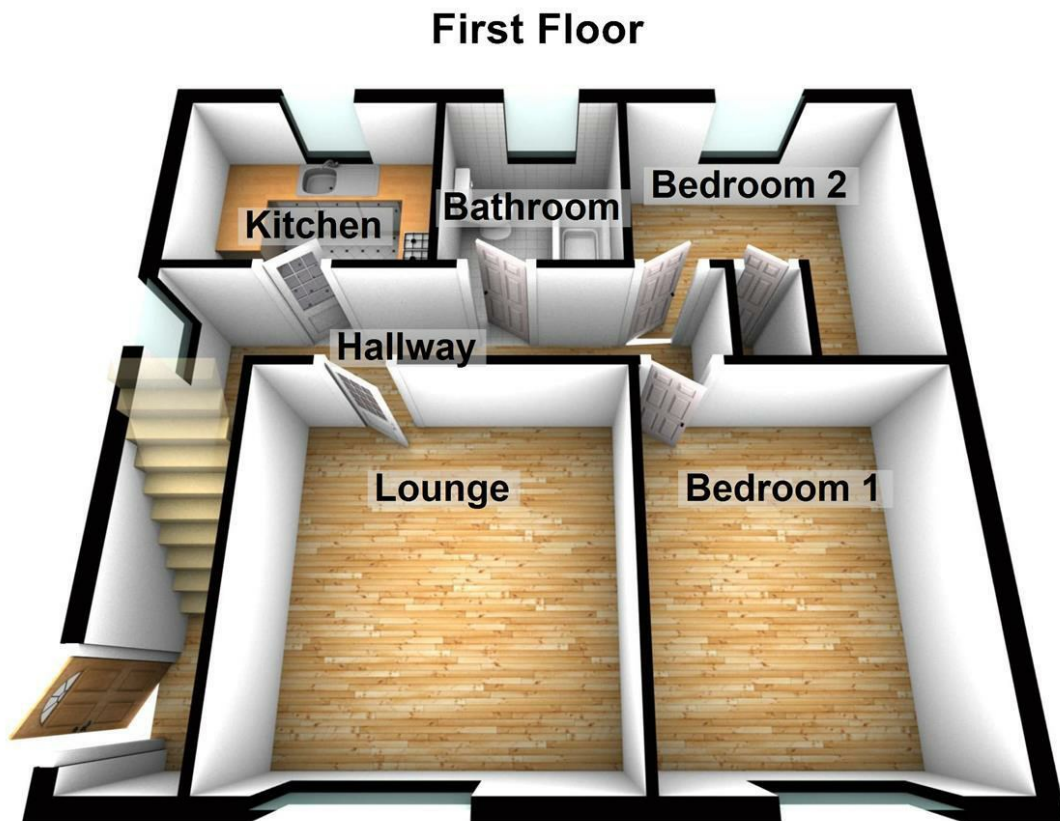
<https://www.openreach.com/fibre-checker/my-products>

#### Leasehold

Leasehold 99 Years from 1st March 1975. The vendor is currently extending the lease by 90 years this information will need to be confirmed via conveyancers.



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	