



11 Caesar Way

St Peters Park, Wallsend, NE28 7JL

** TWO BEDROOM FIRST FLOOR APARTMENT ** IDEAL FIRST TIME BUY ** CHAIN FREE **

** POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS **

ALLOCATED PARKING BAY ** SECURE INTERCOM ENTRY SYSTEM ** COMMUNAL GARDENS **

** COUNCIL TAX BAND A ** 150 YEAR LEASE FROM 2003 ** ENERGY RATING C **

Price £89,950



- Caesar Way
- Allocated Parking Bay
- 150 Year Lease from 2003
- First Floor Apartment
- Great First Time Buy
- Council Tax Band A
- Two Bedrooms
- Chain Free
- Energy Rating C

Entrance

There is a secure intercom entry system leading into a communal hallway and staircase to the first floor.

Hallway

Intercom handset, storage cupboard, radiator.

Living Room

15'1" x 14'1" (4.60 x 4.29)

Double glazed window, radiator.

Kitchen

8'10" x 8'9" (2.69 x 2.67)

Double glazed window, radiator.

Modern fitted kitchen with wall and floor units. Oven. Hob.

Bathroom

Radiator, part tiled walls, fitted with a white suite.

Bedroom 1

11'5" x 8'10" (3.48 x 2.69)

Double glazed window, radiator.

Bedroom 2

9'6" x 7'9" (2.90 x 2.36)

Double glazed window, radiator.

External

Externally there are communal gardens.

Parking

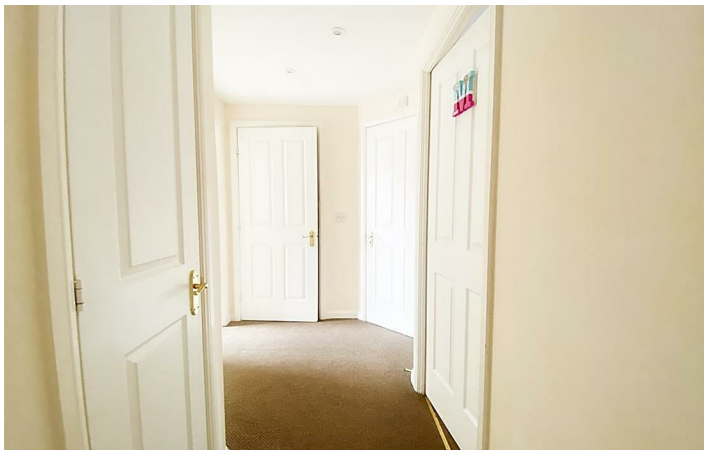
There is an allocated parking bay to the rear.

Lease & Service Charge

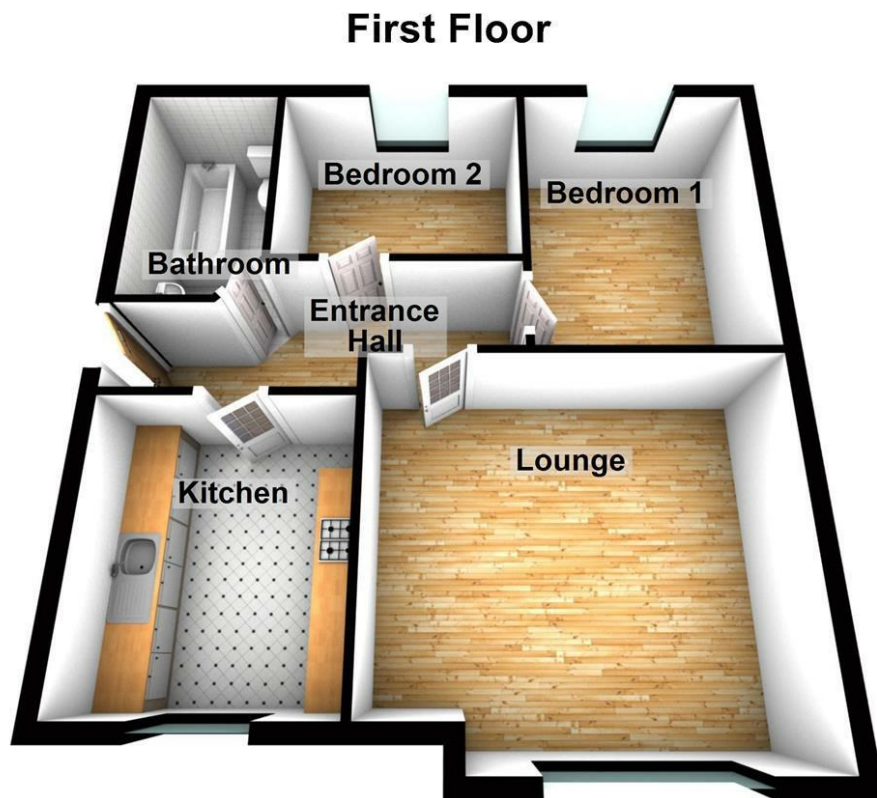
The property has a 150 year lease dated from 2003. Ground rent is currently £100 per annum. There is also a service charge payable in ten monthly instalments, this ranges from £190.87 max - £143.98 min.

Broadband

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



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