



17 Falstaff Road , North Shields, NE29 7NS

** THIS PROPERTY WAS ORIGINALLY ON THE MARKET FOR £89,950 NOW £80,000 **

** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** POPULAR LOCATION CLOSE TO AMENITIES **

** IDEAL INVESTMENT OPPORTUNITY / FIRST BUY ** CHAIN FREE ** EXCELLENT ROAD LINKS **

** RENTAL POTENTIAL AROUND 675 PCM ** 999 YEAR LEASE FROM 2007 ** COUNCIL TAX BAND A **

ENERGY RATING C **

Offers Over £80,000



- First Floor Flat
- Popular Location Close To Amenities
- 999 Year Lease from 2007
- Two Double Bedrooms
- Chain Free
- Energy Rating C
- Ideal Investment Opportunity
- Council Tax Band A

Entrance

Double glazed entrance door, stairs to the first floor landing.

WC

4'1" x 2'8" (1.27 x 0.82) Double glazed window, WC.

Landing

Access to all rooms.

External

Externally there is a small garden area to the front.

Lounge

16'6" into bay x 11'8" (5.05 into bay x 3.57)

Double glazed bay window, laminate flooring, fireplace, storage cupboard, radiator.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 1000 Mbps
Mobile: EE>Limited Three> Limited 02>Limited Vodafone>Limited

Kitchen

9'2" x 6'5" (2.80 x 1.97)

Wall and base units with work surfaces over, sink unit. Double glazed window, cupboard.

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:
Surface water: Very low risk.
Rivers and the sea: Very low risk.

Bedroom 1

14'0" x 11'0" (4.29 x 3.36)

Double glazed window, cupboard, radiator.

Bedroom 2

12'4" x 10'7" to robe. (3.78 x 3.23 to robe.)

Double glazed window, cupboard, radiator.

Lease Information

The property has a 999 year lease dated from 17/07/2007. No ground rent is payable.

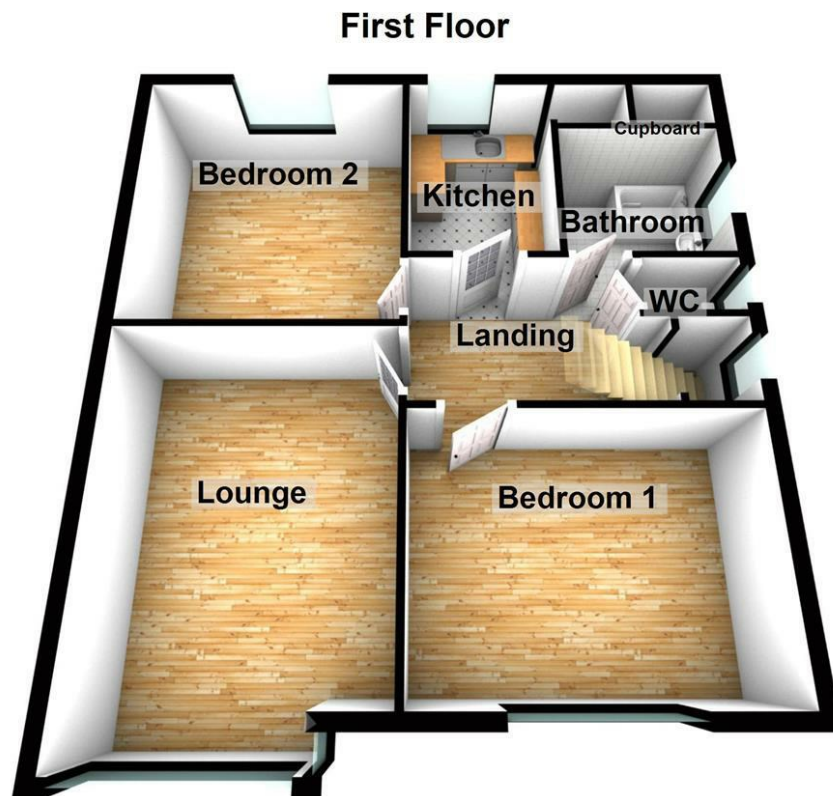
Bathroom

7'1" x 6'5" (2.17 x 1.96)

Bath and wash hand basin, double glazed window, cupboard, radiator.



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 <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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	