

39 Warwick Road , Wallsend, NE28 6RT

** TWO BEDROOM GROUND FLOOR FLAT ** PRIVATE REAR YARD ** SPACIOUS LOUNGE **

** 999 YEAR LEASE FROM 1.4.1979 ** £10 PER YEAR GROUND RENT **

** WALKING DISTANCE TO METRO STATION ** EXCELLENT FIRST TIME BUY **

** CLOSE TO SCHOOLS & AMENITIES ** CLOSE TO BUS & ROAD LINKS **

** COUNCIL TAX BAND A ** EPC RATING C **

Offers Over £65,000



- Two Bedroom Ground Floor Flat
- Private Rear Yard
- Council Tax Band A
- Walking Distance To Metro Station
- Close To Amenities With Excellent Transport Links
- EPC Rating C
- Ideal First Buy
- 999 Year Lease From 1.4.1979 With Low Ground Rent

ENTRANCE

Glazed door into hallway - cupboard and access to...

LIVING ROOM

14'1" x 10'10" (4.29 x 3.30)

Double glazed window and radiator.

KITCHEN

9'11" x 7'4" (3.02 x 2.24)

Double glazed window and radiator, door to the rear yard, part tiled walls, fitted with a range of floor and wall units, counters and sink, hob and oven.

BEDROOM 1

10'0" x 12'11" (3.05 x 3.94)

Double glazed window and radiator.

BEDROOM 2

13'5" x 7'2" (4.09 x 2.18)

Double glazed window and radiator.

SHOWER ROOM

4'6" x 12'11" (1.37 x 3.94)

Heated towel rail, part tiled walls and tiled flooring, re-fitted with a three piece suite including a shower cubicle.

EXTERNALLY

There is a private yard to the rear.

Lease

999 Year Lease from 1.4.1979 £10 per year ground rent.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 100 Mbps

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Likely

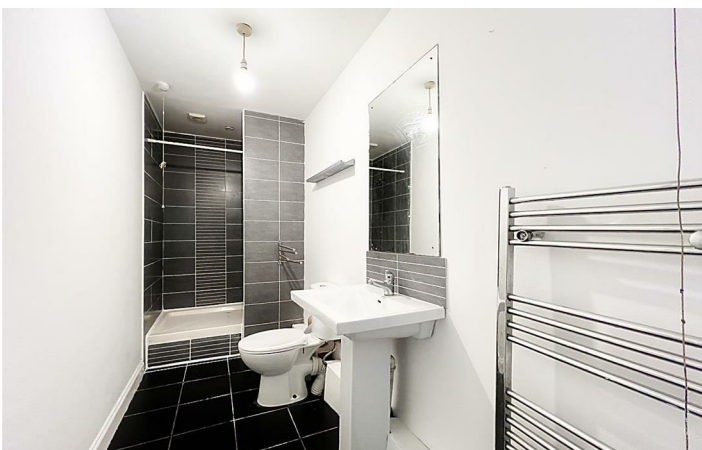
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

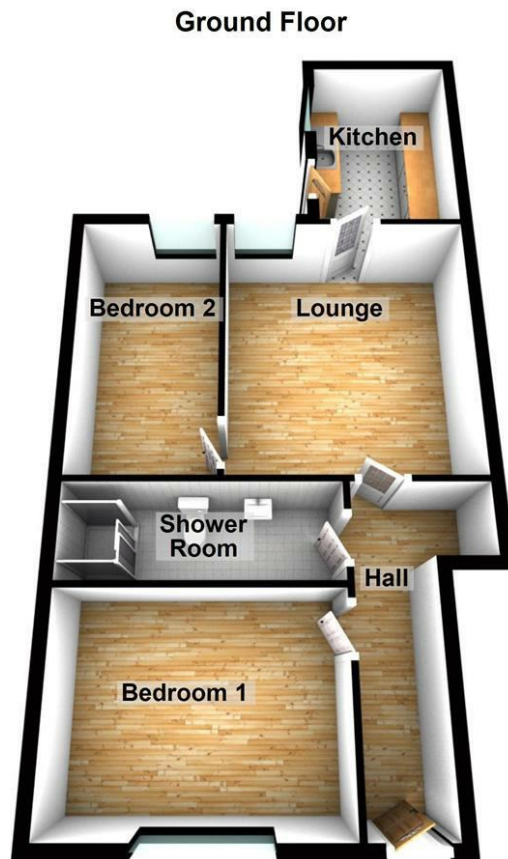
Surface water: Very Low

Rivers and the sea: Very Low





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			
(69-80) C		70	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 