

31 Windermere Close , Wallsend, NE28 8QH

** GUIDE PRICE £120,000 TO £130,000 ** TWO BEDROOM GROUND FLOOR APARTMENT **

** EN-SUITE TO MASTER ** FULLY MODERNISED ** ALLOCATED PARKING BAY **

** OPEN PLAN LIVING ROOM WITH MODERN KITCHEN AREA ** INTERCOM ENTRY SYSTEM **

** COMMUNAL GARDENS ** 125 YEAR LEASE FROM 1ST APRIL 2005 ** CLOSE TO LOCAL AMENITIES **

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

Guide Price £120,000



- Guide Price £120,000 to £130,000
- Two Bedroom Ground Floor Apartment
- Secure Intercom Entry
- Modern Kitchen
- 125 Year Lease from 1 APRIL 2005
- Council Tax Band A
- Allocated Parking
- En-suite to Bedroom 1
- Energy Rating C

Entrance

There is a communal Hallway, accessed by a secure intercom entry system. The apartment is on the Ground Floor.

Hallway

Radiator, access to all rooms. Storage cupboard, wood effect flooring.

Lounge

16'2" x 10'3" (4.93 x 3.14)

Double glazed French door with a Juliet balcony, double glazed windows, radiator and intercom entry hand set. Open access to the Kitchen, laminate flooring.

Kitchen

12'9" x 8'3" (3.89 x 2.52)

Double glazed window, radiator, fitted with range of floor and wall units, counters and sink, integrated oven with overhead extractor, breakfast bar, laminate flooring.

Bathroom

7'3" x 5'5" (2.22 x 1.67)

Fully tiled floor and walls, radiator, WC, hand wash basin, bath with overhead shower attachment.

Bedroom 1

10'5" x 9'10" (3.19 x 3.00)

Double glazed windows, and radiator. Built in wardrobes and access to an En-Suite Shower Room.

En-suite

7'3" x 4'4" (2.21 x 1.33)

Fully tiled walls and floor, radiator, WC, hand wash basin and shower cubicle.

Bedroom 2

12'2" x 7'6" (3.72 x 2.30)

Double glazed window, and radiator, sliding door wardrobes.

Externally

There is an allocated parking bay

Lease Information & Service Charges

Ground rent Currently £100 per annum then increases every 25 years

26-50 YEARS £200

51-75 YEARS £300

76-100 YEARS £400

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: Outdoor EE>Likely Three>

Likely O2>Likely Vodafone>Likely

Indoor: EE Limited Three Limited O2

Likely Vodafone Likely

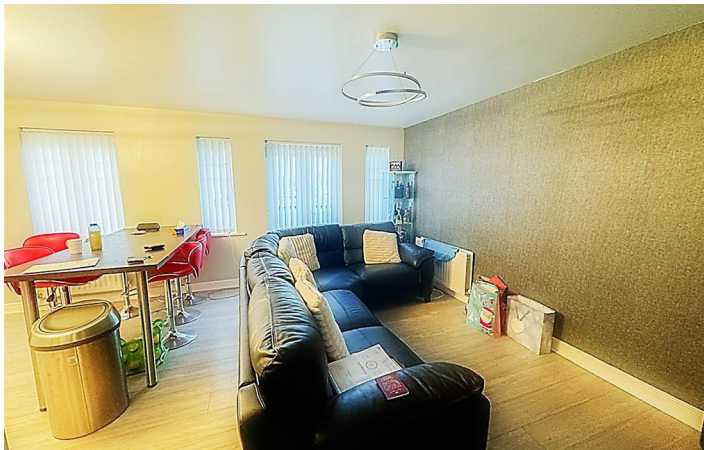
Flood Risks

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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