



70 Caesar Way

St Peters Park, Wallsend, NE28 7JJ

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

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

**** ALLOCATED PARKING SPACE ** CLOSE TO LOCAL AMENITIES & SCHOOLS ** EPC RATING C ****

**** EXCELLENT TRANSPORT LINKS ** 150 YEAR LEASE FROM 1st APRIL 2003 ** COUNCIL TAX BAND A ****

Offers Over £90,000



- Two Bedroom First Floor Apartment
- Allocated Parking Space
- Council Tax Band A
- Ready To Move Into
- Excellent Road & Transport Links
- Ideal First Buy
- 150 Year Lease From 1st April 2003

Communal Entrance

Secure Entrance Door To ApartmentAt the time of marketing this Block information is correct.

Entrance

Internal lobby.

Lounge

14'11" x 13'7" (4.57 x 4.15)

Double glazed windows, radiator.

Kitchen

9'7" x 8'4" (2.93 x 2.55)

Double glazed window, wall & floor units with counters over, sink, integrated oven and hob, extractor hood, radiator, wood effect flooring.

Bedroom 1

13'1" x 8'10" (3.99 x 2.70)

Spacious double bedroom, double glazed window, radiator.

Bedroom 2

9'9" x 9'3" (2.98 x 2.83)

Double glazed window, radiator.

Bathroom

8'11" x 5'1" (2.73 x 1.55)

Double glazed window, toilet, wash hand basin, bath, wood effect flooring, radiator.

External

The property is sold with one allocated parking spaces.

EPC Rating C Flood Risks

Yearly chance of flooding:

Rivers and the sea: Very Low

Surface water: Very Low

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Likely Three>

Likely 02>Limited Vodafone>Limited

Outdoor EE>Likely Three> Likely

02>Likley Vodafone>Likely

Lease

150 Years from 1st April 2003

ground rent £212 per annum

reviewed to RPI every 10 years,

service charge £1610.



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		
(69-80) C	78	80
(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		