

## 31 Laing Grove

Howdon, Wallsend, NE28 0DE

**\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\* CHAIN FREE \*\***

**\*\* CHAIN FREE \*\* CLOSE TO LOCAL AMENITIES \*\* NEARBY METRO STATION & BUS SERVICES \*\***

**\*\* ROAD LINKS TO THE A19 \*\* SHARED GARDEN TO REAR \*\* 999 YEAR LESE FROM 07/10/1988 \*\***

**\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\***

**Offers Over £70,000**



- First Floor Flat
- Close To Amenities
- 999 Year Lease From 07/10/1988
- Two Bedrooms
- Metro Station Nearby
- Council Tax Band A
- Great First Buy
- Shared Garden To Rear - Chain Free
- Energy Rating C

### Entrance

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

### Landing

Double glazed window, radiator.

### Lounge/Dining Room

16'0" + bay x 11'3" (4.88 + bay x 3.43)

Double glazed bay window, fireplace information is correct.

with electric fire, cupboard to alcove, laminate flooring and radiator.

### Kitchen

7'7" x 6'0" (2.32 x 1.84)

Wall and base units with work surfaces over, integrated oven and hob with extractor hood over. Double glazed window, radiator.

### Bathroom

7'7" x 4'9" (2.33 x 1.47)

Comprising; bath with shower attachment, WC and wash hand basin. Double glazed window, ladder style radiator.

### Bedroom 1

10'11" x 10'10" (3.35 x 3.31)

Double glazed window, radiator.

### Bedroom 2

9'6" x 7'8" (2.91 x 2.34)

Double glazed window, radiator.

### External

Externally there is a shared garden to the rear.

### Lease Information

The property has a 999 year lease dated from 07/10/1988 with a peppercorn rent.

### Broadband and Mobile

At the time of marketing this

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: EE>Limited Three> Likely

02>Likely Vodafone>Limited

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Likely

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

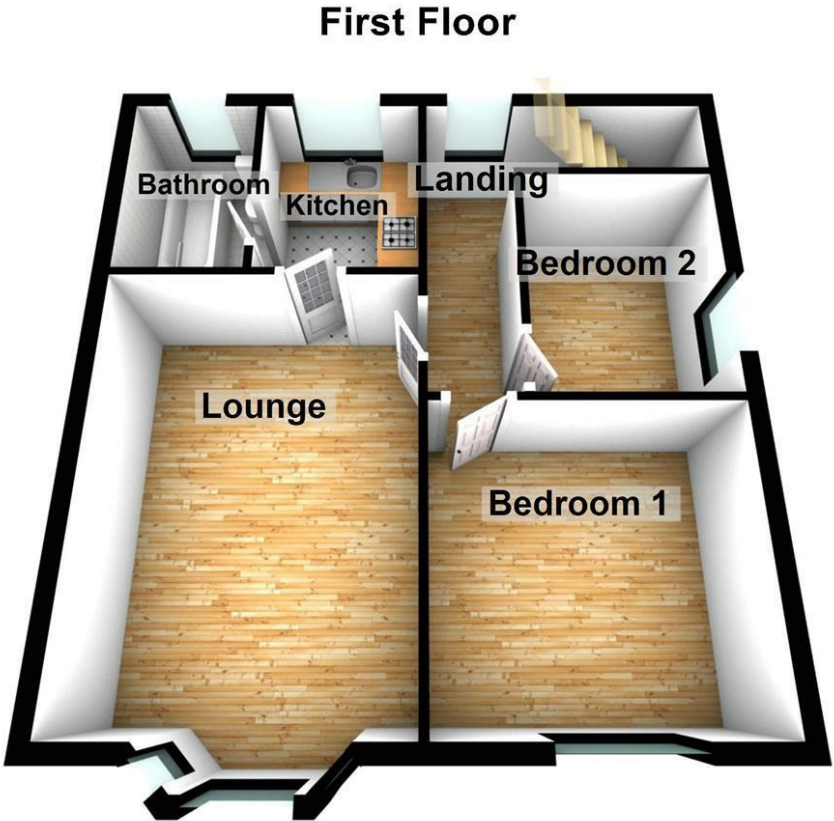
Rivers and the sea: Very low.

Surface water: 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC