

4 Kings Vale , Wallsend, NE28 7JS

** GUIDE PRICE £120,000 TO £130,000 ** TWO BEDROOM FIRST FLOOR FLAT ** VERY SPACIOUS **

** INTEGRATED APPLIANCES INCLUDED ** ENSUITE TO MASTER BEDROOM ** COMMUNAL GARDENS**

** OFF STREET PARKING ** SECURE INTERCOM ENTRY SYSTEM ** COUNCIL TAX BAND A **

** ENERGY RATING C ** LEASEHOLD 125 YEARS FROM 01.01.2003 **

Guide Price £120,000



- Guide Price £120,000 to £130,000
- Off Street Parking
- Energy Rating C
- Two Bedroom First Floor Flat
- Electric Heating
- Council Tax Band A
- En-suite To Master
- Close to Transport Links and Local Amenities
- Leasehold 125 years from 1.1.2003

ENTRANCE

Secure intercom entrance leading through to a communal hallway, stairs to first floor.

HALLWAY

4'8" x 3'11" (1.42 x 1.19)

Timber door into lobby, leading to a hallway, storage cupboard, access to..

LIVING ROOM

16'5" x 12'4" (5.00 x 3.76)

Upvc double glazed bay window, radiator, carpet and intercom handset.

KITCHEN

10'9" x 9'1" (3.28 x 2.77)

Upvc double glazed window, radiator, fitted with a range of wall and floor units, sink, electric hob and oven with extractor hood, integrated dish washer, washer and fridge freezer.

BEDROOM 1

17'2" x 10'2" (5.23 x 3.10)

Upvc double glazed window, radiator, built in double wardrobe, access to..

EN-SUITE

5'7" x 6'6" (1.70 x 1.98)

Laminate flooring, part tiled walls,

fitted with a white suite including a shower cubicle.

BEDROOM 2

17'5" x 7'10" (5.31 x 2.39)

Upvc double glazed window, radiator.

BATHROOM

7'3" x 6'5" (2.21 x 1.96)

Laminate flooring, part tiled walls, fitted with a white three piece suite with shower attachment over the bath and extractor fan.

PARKING

Off street parking adjacent to the building.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 48 Mbps

Upload: 8 Mbps

Mobile: Indoor EE>Likely Three>

Limited 02>Limited

Vodafone>Limited

Outdoor EE>Likely Three> Likely

02>Likely Vodafone>Likely

Flood Risks

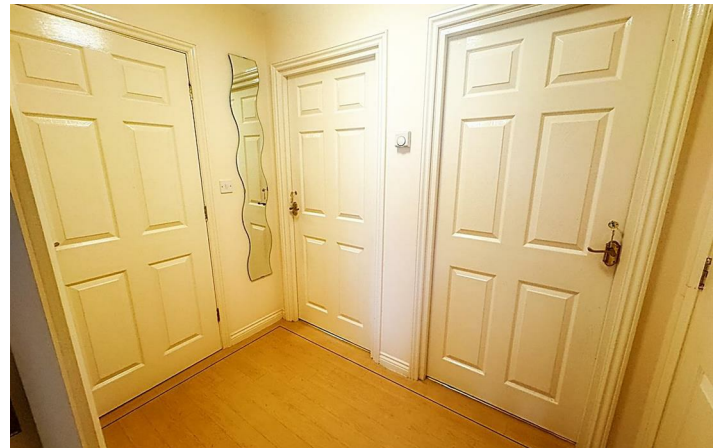
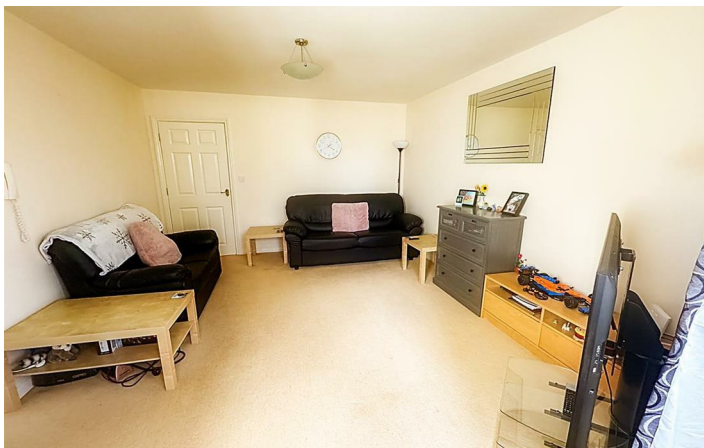
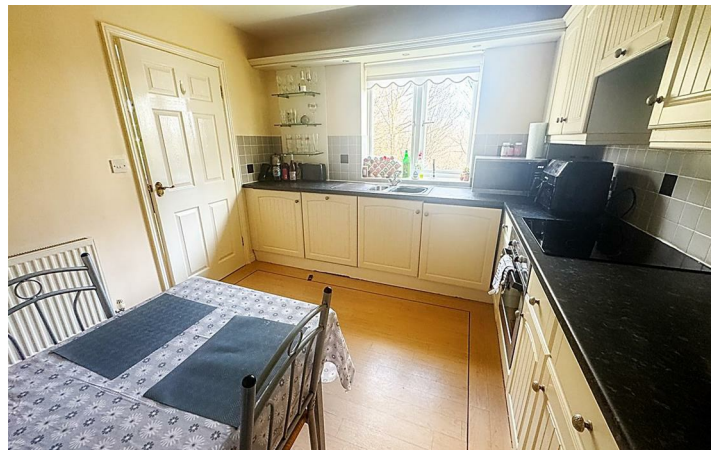
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Yearly chance of flooding:

Rivers and the sea: Very Low
Surface water: Very Low

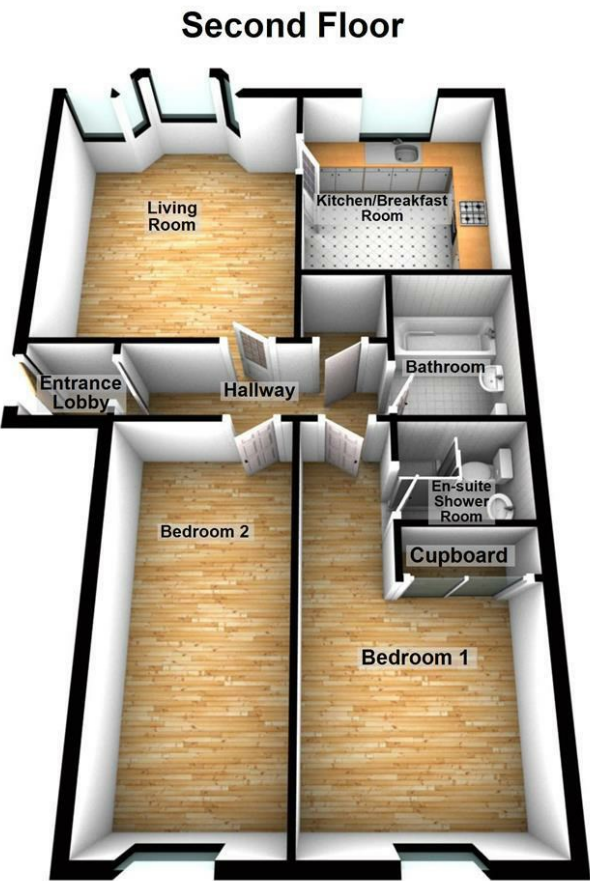
Leasehold Information

The apartment is leasehold - 125 year from 2003, and with approximately 103 years remaining. We have been advised by current owner Ground Rent is £75 per annum and Service Charge is £1079.25 per annum, which includes buildings insurance.





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	71	73
(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	