



## 68 Coldstream Gardens

Howdon, Wallsend, NE28 0LL

**\*\* 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 GROUND FLOOR FLAT \*\* IDEAL FIRST TIME BUY \*\* READY TO MOVE INTO \*\***

**\*\* LOVELY PRIVATE GARDEN TO REAR \*\* MODERN KITCHEN & SHOWER ROOM \*\* CHAIN FREE \*\***

**\*\* CLOSE TO LOCAL AMENITIES - BUS SERVICES & NEARBY METRO STATION \*\* EPC RATING C \*\***

**\*\* COUNCIL TAX BAND A \*\* 999 YEAR LEASE FROM 1989 \*\***

**Price £89,950**



- Two Bedroom Ground Floor Flat
- Lovely Private Garden To rear
- 999 Year Lease From 05/05/1989
- Modern Kitchen
- Close To Amenities & Nearby Metro Station
- Council Tax Band A
- Modern Shower Room
- Great First Buy - Chain Free
- Energy Rating C

### Hallway

Double glazed entrance door, storage cupboard, radiator.

### Lounge

11'10" + bay x 11'8" (3.63 + bay x 3.56)

Double glazed bay window, fireplace with living flame effect gas fire, radiator.

### Kitchen

13'6" x 8'4" (4.12 x 2.56)

Fitted with wall and base units with work surfaces over, integrated oven, hob and microwave, sink unit. Double glazed window, radiator and external door to the rear garden.

### Bedroom 1

11'7" into robe x 12'5" (3.54 into robe x 3.81)

Double glazed window, fitted sliding door wardrobes, radiator.

### Bedroom 2

10'1" x 7'10" (3.08 x 2.41)

Double glazed window, radiator.

### Shower Room

9'10" x 4'5" (3.01 x 1.37)

Comprising; shower enclosure, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tiling to walls and floor, ladder style radiator.

### External

Externally there is a gravelled garden to the front and a lovely private garden to the rear which is mostly laid to lawn together with a paved patio area.

### Lease Information

The property has a 999 year lease dated from the 05/05/1989 with a peppercorn rent.

### 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>Limited Three>

Likely 02>Likley Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low.

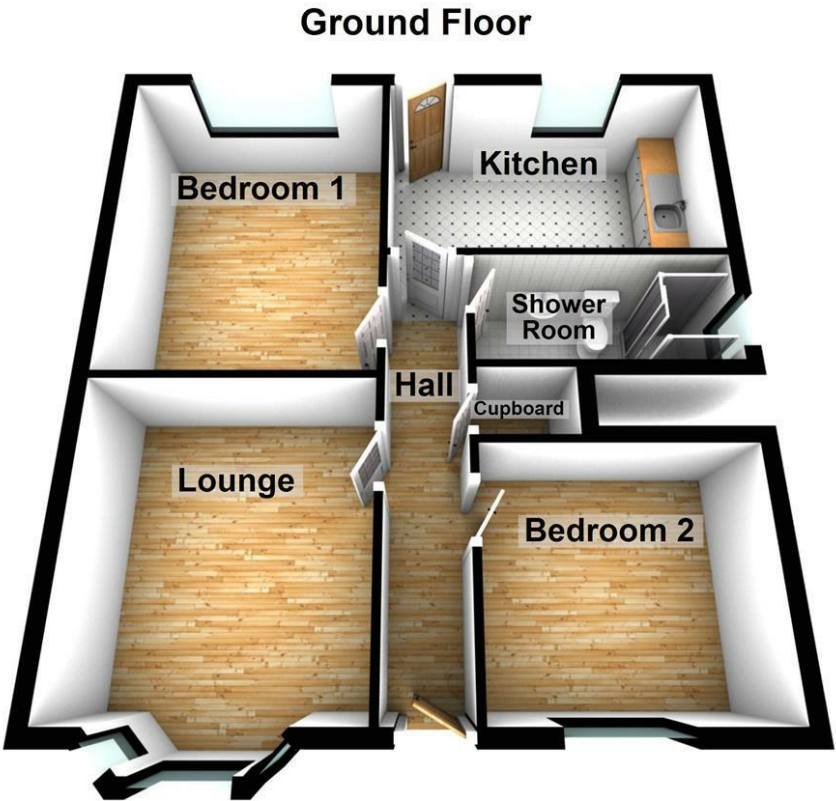
Surface water: Very low.







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) A		
(81-91) B		
(69-80) C	71	74
(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