



## 24 Bray Close

Battle Hill, Wallsend, NE28 9RJ

**\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* MODERN SHOWER ROOM \*\* SPACIOUS LANDING \*\***

**\*\* COMMUNAL GARDEN \*\* IDEAL FOR FIRST TIME BUYER \*\* CLOSE TO LOCAL AMENITIES \*\***

**\*\* LEASEHOLD 125 YEARS FROM 13.07.1992 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\***

**Offers Over £85,000**



- Two Bedroom First Floor Flat
- Spacious Landing
- Council Tax Band A
- Great First Buy
- Communal Garden
- Energy Rating D
- Modern Shower Room
- Close to Local Amenities
- Leasehold 125 Years from 13.07.1992

### Entrance Lobby

Cupboard and Stairs to First Floor

### Landing

Light and airy landing with window and storage cupboards and access to bedrooms, lounge and shower room.

### Lounge

15'3" x 12'2" (4.65 x 3.72)

Two double glazed windows, radiator and access to kitchen

### Kitchen

11'1" x 5'10" (3.40 x 1.79)

Double Glazed window, storage cupboard, range of wall and floor units with countertops, sink, gas hob with extractor hood, electric oven.

Tiled walls.

### Bedroom 1

14'11" 9'3" (4.55 2.82 )

Double glazed window, radiator.

### Bedroom 2

8'11" x 6'9" (2.73 x 2.07 )

Double glazed window, radiator.

### Shower Room

9'1" x 6'1" (2.78 x 1.86)

WC, wash hand basin, walk-in shower. Ladder style radiator. Fully Tiled

### External

Communal Gardens

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 100 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Limited Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likley Vodafone - Likely

We recommend potential

purchasers contact the relevant

suppliers before proceeding to

purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

### Leasehold

Leasehold 125 Years from

13.07.1992. We have been advised

that the Ground Rent is £10 Per

Annum and Service Charges are

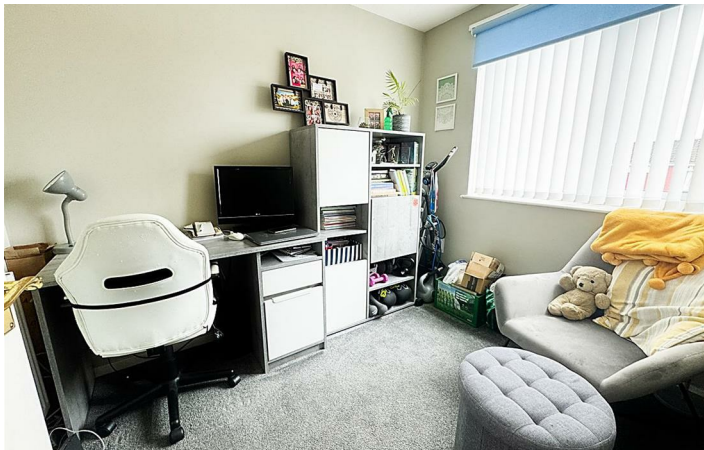
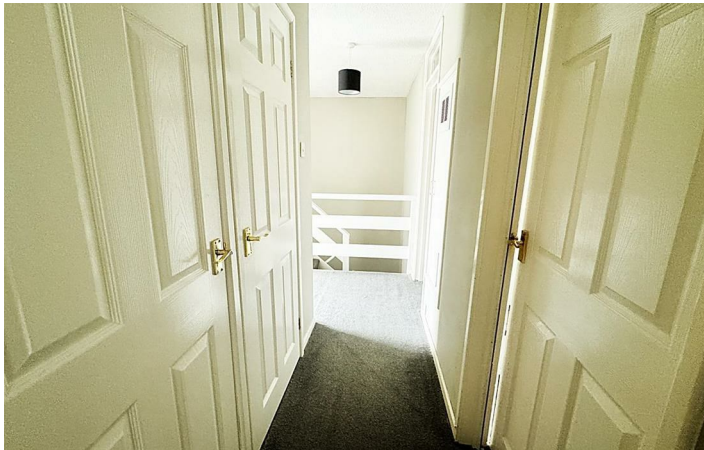
£300 per Annum which includes

building insurance and external

remedial works. This must however

be confirmed via solicitors.





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		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC