





18 Augusta Court

Hadrian Park, Wallsend, NE28 9QZ

- ** TWO BEDROOM GROUND FLOOR FLAT WITH GARAGE ** CHAIN FREE ** GARDEN TO REAR **
- ** POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS **
- ** GREAT FIRST TIME BUY ** 999 YEAR LEASE FROM 1975 ** COUNCIL TAX BAND A **
- ** ENERGY RATING TBC **









- Two Bedroom Ground Floor Flat
 Sought After Location
- Close to local Amenities, Schools
 Great First Time Buy and Transport links
- Council Tax Band A

Entrance Porch

4'5" x 3'4" (1.36 x 1.02)

Double glazed windows and door access into lounge

Lounge

16'5" x 11'4" (5.02 x 3.47)

Double glazed window, radiator, electric fire, access to kitchen and inner hallway

Kitchen

11'3" x 7'8" (3.45 x 2.36)

Inner Hallway

7'7" x 6'2" (2.32 x 1.89)

Access to bedrooms and bathroom. There two storage cupboards and also and cupboard housing meters and fused box

Bedroom 1

13'7" x 7'9" (4.16 x 2.38)

French Doors with access to rear garden, radiator and sliding door wardrobes.

Bedroom 2

9'11" x 9'10" (3.03 x 3.01)

Double glazed window, radiator.

Bathroom

6'1" x 5'6" (1.87 x 1.70)

Double glazed window, ladder style purchase the property. radiator WC, wash hand basin and bath with overhead shower.

- Energy Rating TBC

Garage

There is a garage to the rear of the Yearly chance of flooding: property in nearby block.

External

To the front there is a small garden. Rear garden is access via bedroom 1 and French doors opening on to decked area and lawn. There is also a gate with access to garage which is in block.

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 -Limited 02 - Limited Vodafone -

Likely

Mobile Outdoor: EE - Likely Three -Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to

- Garage in Block
- Garden to Rear
- Leasehold 999 year from 1.5.1975

FLOOD RISK:

Rivers and the sea: low. Surface water: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

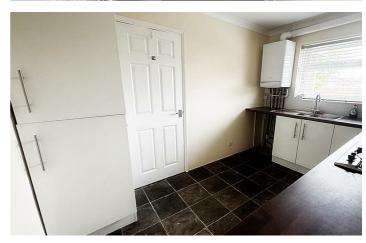


























Floor Plan





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