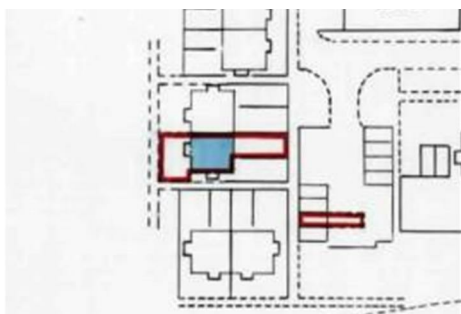




18 Augusta Court

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 C **

Price £110,000



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

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

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 radiator WC, wash hand basin and bath with overhead shower.

Garage

There is a garage to the rear of the 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 purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: low.

Surface water: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.





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