

## 31 Chelford Close

Hadian Park, Wallsend, NE28 9YD

\*\* ONE BEDROOM FIRST FLOOR FLAT \*\* SOUGHT AFTER AREA \*\* QUIET CUL-DE-SAC LOCATION \*\*

\*\* GREAT FIRST BUY OR INVESTMENT \*\* RENTAL INCOME BETWEEN £500-£550 PCM \*\*

\*\* ALLOCATED PARKING BAY \*\* ENERGY RATING D \*\* COUNCIL TAX BAND A \*\* GARDEN TO FRONT \*\*

\*\* LEASEHOLD 99 YEARS FROM 1.10.1981 WHICH IS CURRENTLY BEING EXTENDED \*\*

**Offers Over £70,000**



- Great First Buy
- Allocated Parking
- Energy Rating D
- One Bedroom First Floor Flat
- Garden
- Leasehold 99 years from 1.10.1981 which is currently being extended and advised us that ground rent is £25 per annum.
- Sought After Area
- Council Tax Band A

### Entrance

UPVC entrance door into lobby with staircase to first floor.

### Lounge

15'2" x 9'6" (4.63 x 2.90)

Double glazed window, electric storage heater.

### Kitchen

9'6" x 5'4" (2.90 x 1.63)

Fitted with a range of wall and base units. Sink unit. Plumbing space for a washing machine. Double glazed window.

### Shower Room

5'8" x 5'6" (1.74 x 1.68)

Fitted with a white suite comprising step in shower cubicle, wash hand basin and low level WC.

### Bedroom

11'10" x 11'0" (3.62 x 3.36)

Double glazed window, electric night storage heater. Cupboard

### External

Externally there is a garden to front which is laid to lawn and a pleasant outlook from the lounge.

### Leasehold

99 Year Lease from 1.10.1981 - seller is in the process of extending

### 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 - Limited Three - Limited 02 - Likely 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: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

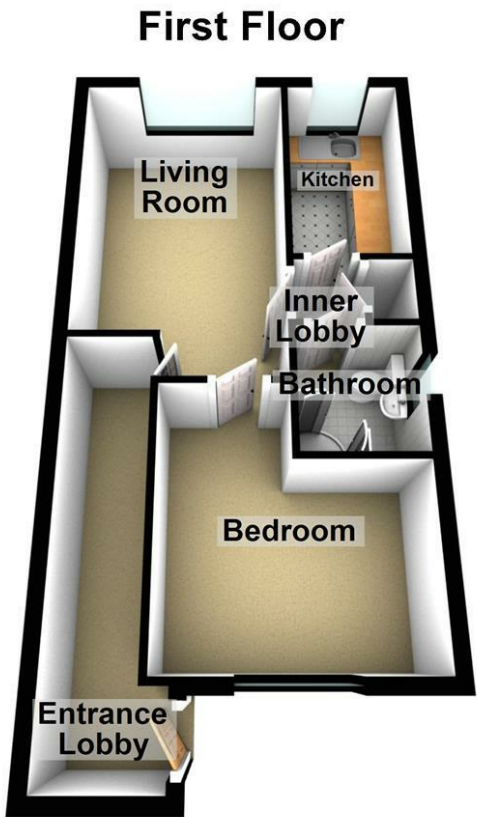
Traditional  
This information must be confirmed via our surveyor.







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		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC