

45 Eastbourne Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4DT

**** NEWLY REFURBISHED ** SOUTH FACING REAR GARDEN ** TWO BED GROUND FLOOR FLAT ****

**** GREAT FIRST BUY ** NO GROUND RENT PAYABLE ** LONG LEASE ** COUNCIL TAX BAND A ****

**** ENERGY RATING TBC ** 999 YEAR PEPPERCORN LEASE FROM 13 MARCH 1989 ** C**

**** Walkergate Metro Station approx 0.7 miles ****

Offers Over £75,000



- South Facing Rear Garden
- No Ground Rent Payable
- Energy Rating TBC
- Newly Refurbished
- Two Bedroom Ground Floor Flat
- Walkergate Metro Station 0.7 miles
- Great First Time Buy
- Council Tax Band A
- 999 year Peppercorn Lease from 23 March 1989

Entrance

UPVC door opening to hallway.

a great sized garden, with decking and patio.

Leasehold

999 year Peppercorn Lease from 23 March 1989 no ground rent payable.

Lounge

14'2" x 12'2" max (4.32 x 3.72 max) Double glazed window, radiator, access to kitchen

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>

Kitchen

9'0" x 5'7" (2.763 x 1.72)

Double glazed window, UPVC door to rear garden, fitted with range of wall and floor units, sink, built in oven and hob with overhead extractor hood and laminate flooring.

Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 1000 Mbps
Mobile Indoor: EE - Limited Three - Likely 02 - Limited Vodafone - Limited

Bathroom

5'9" x 5'1" max (1.76 x 1.57 max) Double glazed window, panelling to walls, laminate flooring, sink in built in unit, WC and bath with overhead shower.

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

Bedroom 1

10'0" x 9'5" (3.06 x 2.89)

Double glazed window and radiator

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

Bedroom 2

10'0" x 7'3" (3.06 x 2.22)

Double glazed window, radiator and boiler.

FLOOD RISK:

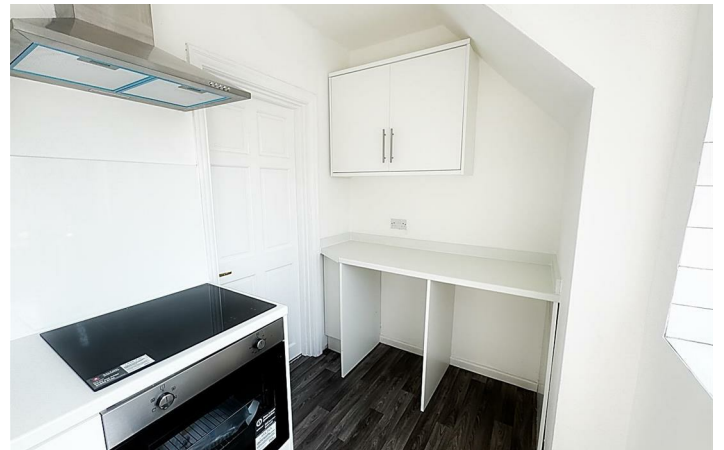
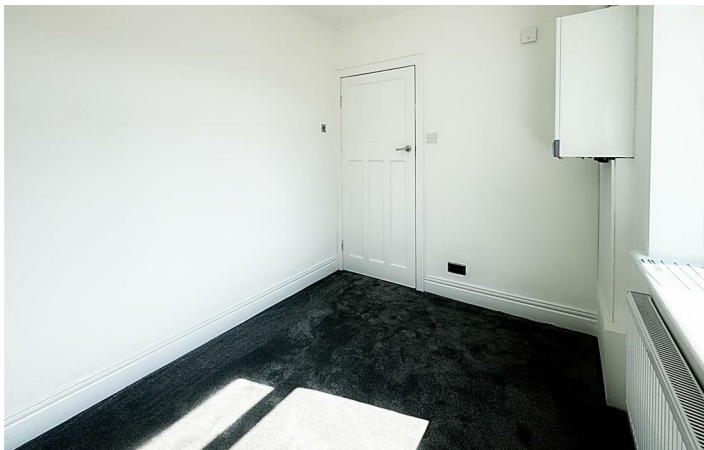
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

External

To the front there is a low maintenance garden and to the rear

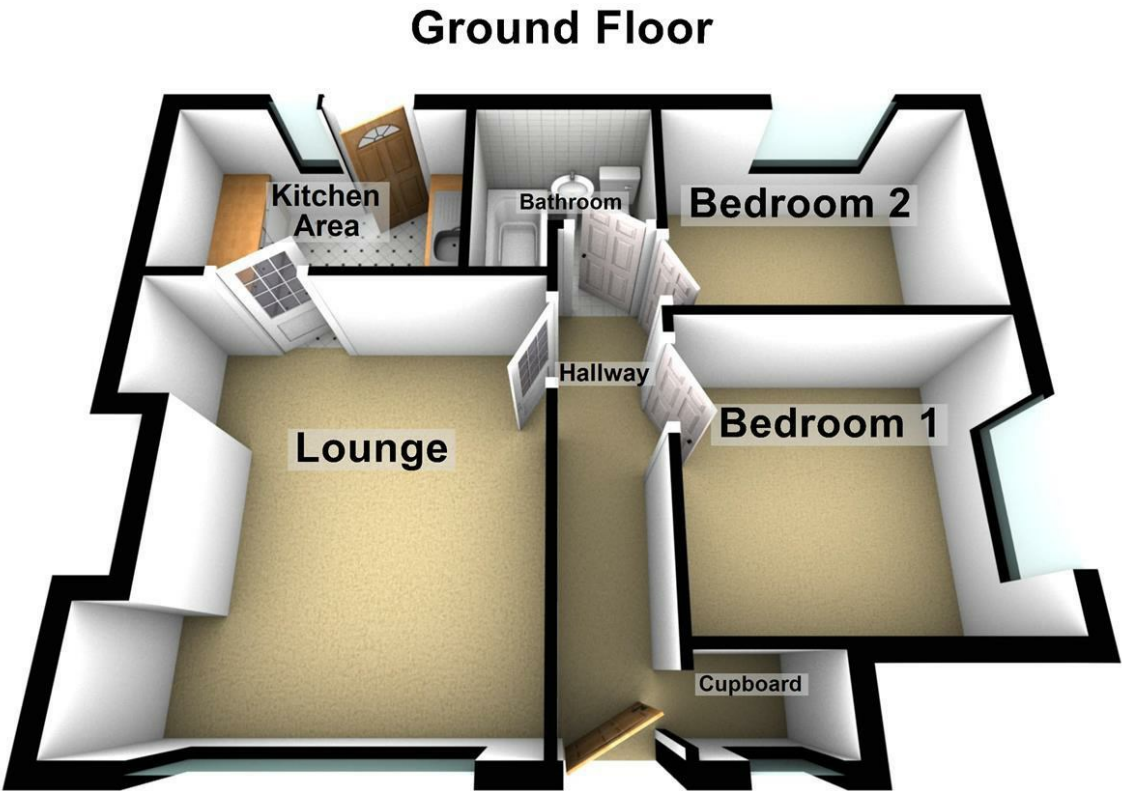
CONSTRUCTION:

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		
(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