



## 11 Russell Close Battle Hill, Wallsend, NE28 9JY

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* GROUND FLOOR APARTMENT \*\* GREAT FIRST TIME BUY \*\* ALLOCATED PARKING SPACE \*\*

\*\* SECURE INTERCOM ENTRY SYSTEM \*\* OPEN PLAN LIVING \*\* COUNCIL TAX BAND A \*\*

\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

\*\* ENERGY RATING D \*\* Lease 125 years from 01.01.2006.

**Offers Over £85,000**



- Two Bedroom Ground Floor Apartment
- Close to local Amenities, Transport Links and Major Road Links
- 125 Year Lease From 01.01.2006
- Entrance
- Open Plan Living Area
- Allocated Parking Bay
- Energy Rating C
- External
- Integrated Appliances
- Great First Buy
- Council Tax Band
- Surface water: Very low.

Secure Entry System to building

### Hallway

Entrance door, cupboard and electric heater.

### Kitchen Area

The kitchen area is fitted with a range of wall and base units with work surfaces over, sink, integrated oven and hob, integrated fridge/freezer. Open plan to lounge area.

### Open Plan Living Area

12'11" x 17'8" max (3.94 x 5.39 max)  
Double glazed windows, electric heater.

### Bedroom 1

12'7" x 9'3" (3.83 x 2.81)  
Double glazed window, electric heater.

### Bedroom 2

12'5" x 8'6" (3.80 x 2.60)  
Double glazed window, electric heater.

### Bathroom

6'11" x 5'10" (2.12 x 1.77)  
Bath with shower over, WC and wasH hand basin. Double glazed window, part tiled walls and electric towel rail.

Externally there is an allocated parking bay to the rear.

### 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>

Various factors can affect coverage, or the

thickness of walls if you're inside a

building. This means there may be

differences between the coverage

prediction and your experience.

EE-Good in-home and outdoor

O2- Variable in-home, good outdoor

Three- Variable in-home, good outdoor

Vodafone - Variable in-home, good outdoor

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.

### CONSTRUCTION:

Traditional

This information must be confirmed

via your solicitor and surveyor.

### Leasehold Information

The property is leasehold there is a

125 year lease dated from

01.01.2006. A service charge is

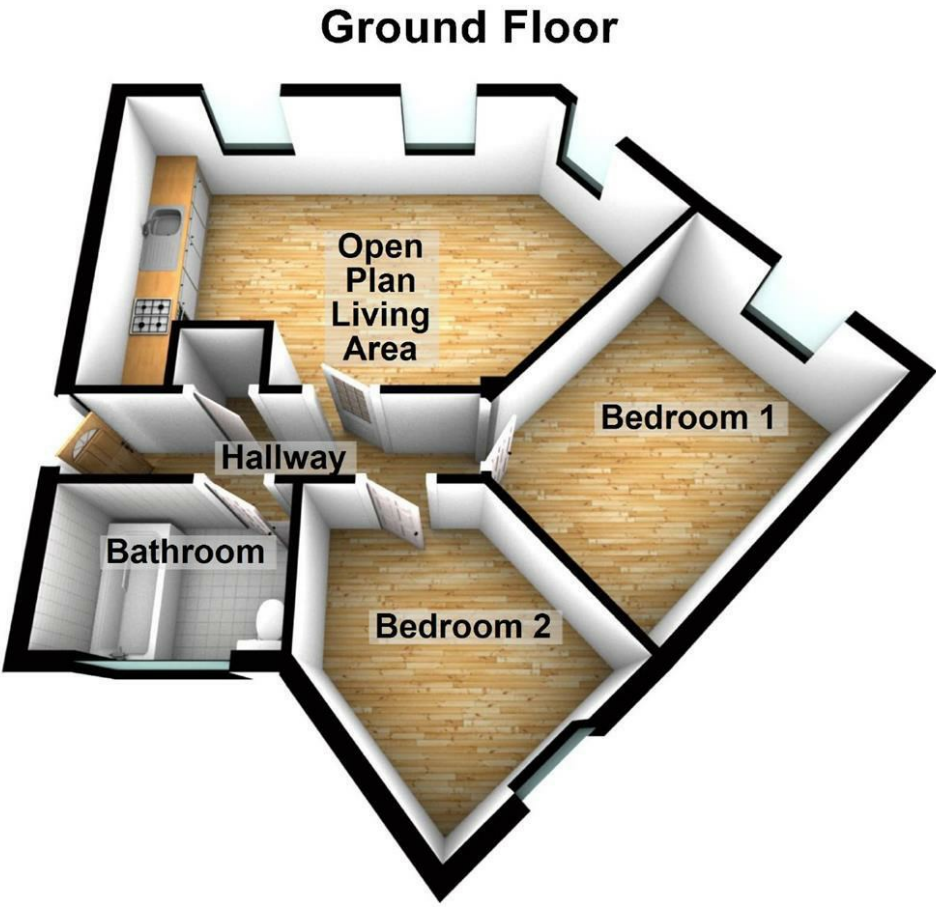
payable at around £1,124.80 per

annum,





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	73	80
(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