

## 10 Hursley Walk

Walker, Newcastle upon Tyne, NE6 3LS

\*\* CHAIN FREE \*\* TWO BEDROOM GROUND FLOOR FLAT \*\* EN SUITE TO MASTER BEDROOM \*\*

\*\* OPEN PLAN LIVING ROOM & KITCHEN \*\* CLOSE TO RIVERSIDE \*\* READY TO MOVE INTO \*\*

\*\* COMMUNAL GARDEN \*\* PATIO AREA \*\* SECURE PARKING WITH GATED ACCESS \*\*

\*\* GREAT TRANSPORT LINKS TO NEWCASTLE CITY CENTRE \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING C \*\* LEASEHOLD - 125 YEARS FROM 01.01.2007 \*\*

**Offers Over £115,000**



- Chain Free
- En Suite To Master
- Council Tax Band A

- Ground Floor Apartment
- Secure Entry System and Gated Parking
- Energy Rating B

- Two Double Bedrooms
- Open Plan Living & Kitchen

### Entrance

Communal entrance door with secure entry phone system. Access into the apartment entrance.

### Hall

Timber entrance door providing access into the spacious hall. Hall provides access into lounge, bedrooms and principal bathroom. Storage cupboard with plumbing and space for a washing machine.

### Open Lounge

16'5" x 8'6" (5.00 x 2.58)

The lounge and kitchen are open plan. There are double glazed picture windows, radiator and French Doors leading to the a garden and paved patio.

### Kitchen

9'3" x 7'9" (2.83 x 2.37)

The kitchen is fitted with a high gloss range of wall and base units with complementing counter top work surfaces and splash backs, stainless steel sink unit. The are integrated appliances which include: dishwasher, fridge freezer, gas hob, electric oven and extractor hood.

### Bedroom One

15'5" x 8'3" (4.71 x 2.51)

Double glazed picture window to the rear elevation, radiator, built in cupboards and access to the en - suite shower room.

### En-Suite

5'6" x 4'9" (1.67 x 1.46)

Radiator, air vent, WC, pedestal hand wash basin and shower cubicle. Part tiled walls.

### Bedroom Two

12'6" x 10'6" (3.81 x 3.21)

Double glazed picture window to the rear elevation and radiator.

### Bathroom

8'0" x 5'1" (2.45 x 1.55)

Radiator, air vent, WC, wash basin, bath with a shower attachment, part tiled walls .

### External

The apartment block is nicely positioned within the development. There are parking bays and pretty well tended communal gardens.

### 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, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

• Leasehold 125 years from 01.01.2007  
EE Good outdoor, variable in-home  
O2 Good outdoor and in-home  
Three- Good outdoor, variable in-home  
Vodafone - Good outdoor, variable in-home

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 your surveyor and legal representative.

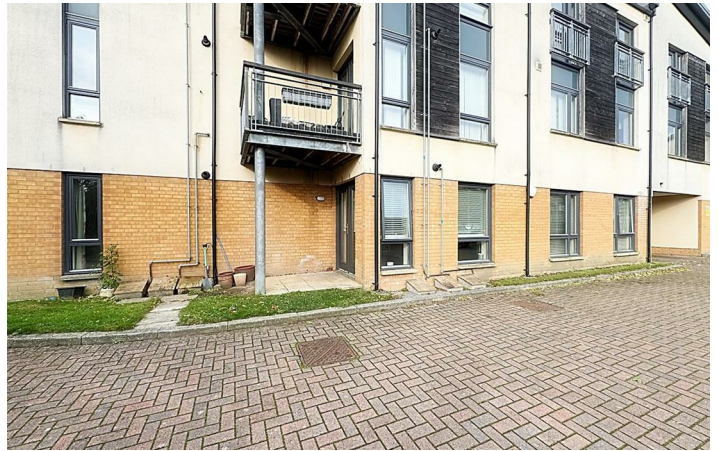
#### Leasehold

125 Year Lease from 01.01.2002.  
Peppercorn Ground Rent and Service Charges payable - please contact office for more information.





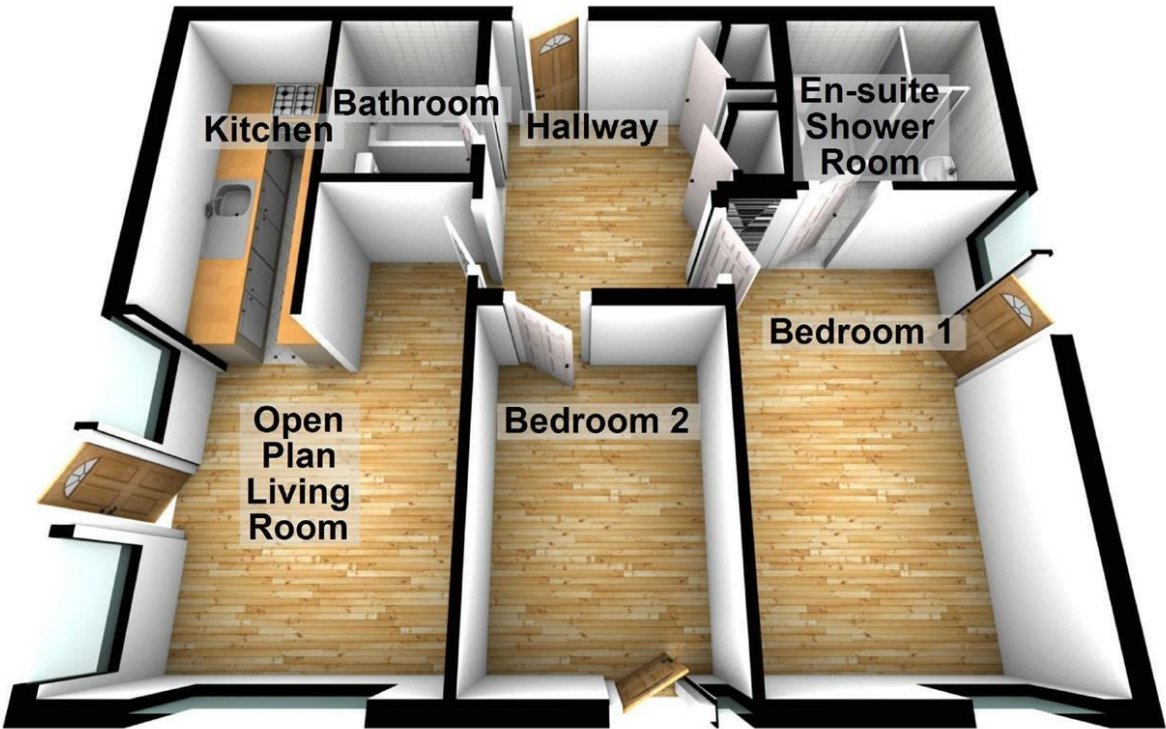






Floor Plan

Ground Floor



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	79	79
(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	