

21 Bedale Close

Battle Hill, Wallsend, NE28 9AX

** 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. **

** TWO BEDROOM GROUND FLOOR FLAT ** CHAIN FREE ** CUL-DE-SAC LOCATION **

** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ** RENTAL POTENTIAL £650 PCM **

** AMPLE STORAGE SPACE ** NEARBY SHOPPING FACILITIES ** 125 YEAR LEASE FROM 03/10/1989

** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £55,000



- Ground Floor Flat
- Ideal First Buy Or Buy To Let
- 125 Year Lease From 1989
- Two Bedrooms
- Cul-De-Sac Location
- Council Tax Band A
- Ample Storage Space
- Chain Free
- Energy Rating C

Hallway

Double glazed entrance door, three storage cupboards, radiator.

Lounge

16'11" x 11'4" (5.16 x 3.46)

Double glazed windows, radiators.

Kitchen

8'9" x 6'11" (2.67 x 2.13)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor over, sink unit, double glazed window, radiator.

Bedroom 1

13'5" x 9'11" (4.09 x 3.04)

Double glazed window, radiator.

Bedroom 2

13'4" max x 10'1" min x 6'10" (4.08 max x 3.08 min x 2.10)

Double glazed window, cupboard, radiator.

Shower Room

6'11" x 5'8" (2.11 x 1.73)

Comprising; shower, WC and wash handbasin. Double glazed window, panelling to walls, ladder style radiator.

Lease & Service Charge

The property has a 125 year lease dated from 03/10/1989. There is a

service charge of £250 per year payable to North Tyneside Council, this includes buildings insurance and £10 per year ground rent.

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>

EE-Good outdoor and in-home

O2-Good outdoor

Three-Good outdoor, variable in-home

Vodafone-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.

Surface water: Very low.

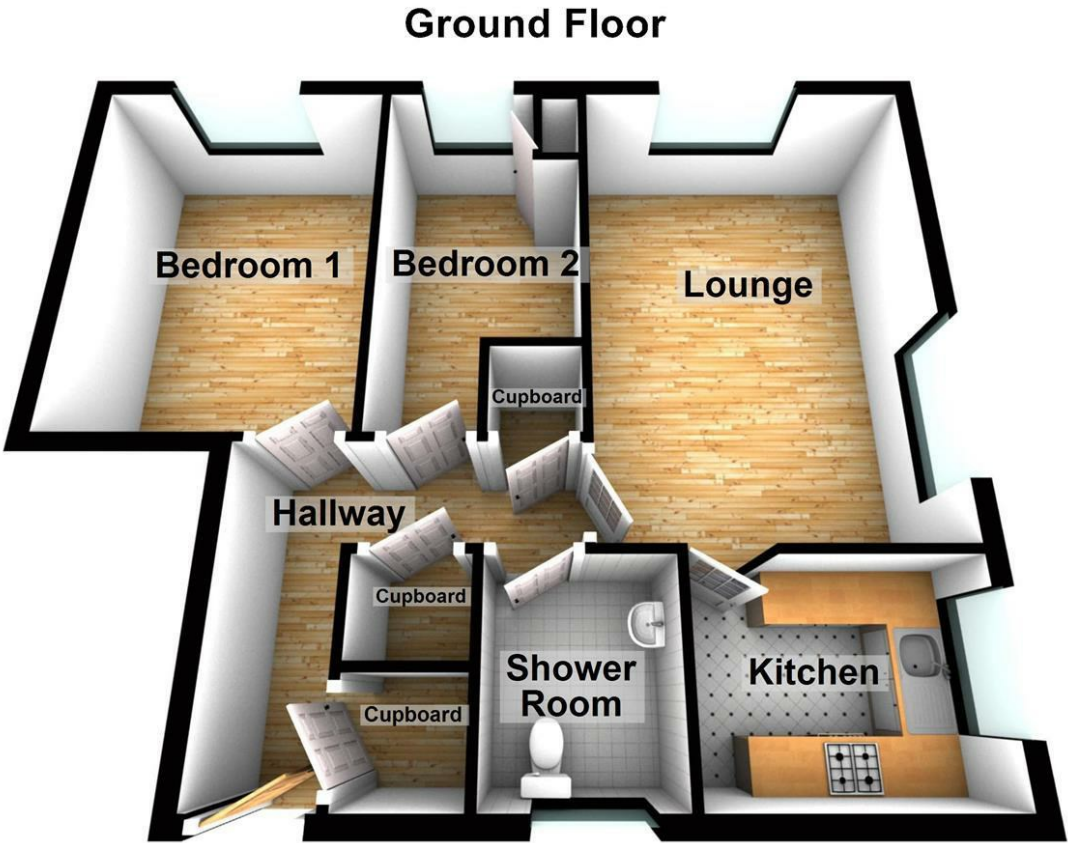
CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.



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	72	75
(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