



11 Hursley Walk

Walker, Newcastle Upon Tyne, NE6 3LS

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

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

**** RECENTLY PAINTED AND NEW CARPETS LAID ** COMMUNAL GARDEN ** SECURE PARKING WITH GATED ACCESS ** COUNCIL TAX BAND A ** ENERGY RATING B ** LEASEHOLD - 125 YEARS FROM 01.01.2007 ** <https://next2buy.iamsold.co.uk>**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Price Guide £80,000



• Auction Guide Price £80,000

• Chain Free

• Council Tax Band A

• Two Bedroom Ground Floor Apartment

• Communal Garden

• Leasehold 125 years from 01/01/2007

• Ensuite to Master Bedroom

• Secure Parking with Gated Access

• Energy Rating B

Entrance

Secure entry to building, entrance to property is situated on ground floor

Bedroom 2

13'6" x 9'3" (4.14 x 2.84)
Double glazed window, radiator.

Rivers and the sea: Very low.
Surface water: Very low.

Hallway

Cupboard, access to bathroom, lounge and bedrooms

External

The apartment block is nicely positioned within the development. There is secure parking with gated access and communal gardens.

CONSTRUCTION:

Traditional - Non Standard Construction.

This information must be confirmed via our surveyor.

Bathroom

8'5" x 5'10" (2.59 x 1.78)

Part tiled walls, WC, wash hand basin, bath, radiator.

Leasehold

This property is Leasehold 125 Years from 01.01.2007. We are awaiting confirmation of the ground rent and service charges but have been advised no ground rent and service charges are £2400 pa. All information must be confirmed via your conveyancer.

Lounge

17'8" max x 14'0" (5.41 max x 4.27)

Double glazed window, radiator, French doors leading onto patio area, opening to kitchen

Kitchen

10'1" x 6'3" (3.08 x 1.93)

Range of wall and floor units with countertops, integrated fridge freezer, built in oven and hob.

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>

Bedroom 1

17'8" x 8'5" (5.41 x 2.58)

Double glazed window, French doors leading on to patio area, radiator, access to ensuite.

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

Ensuite

5'10" x 5'6" (1.79 x 1.68)

Radiator, cupboard, WC, wash hand basin, shower cubicle

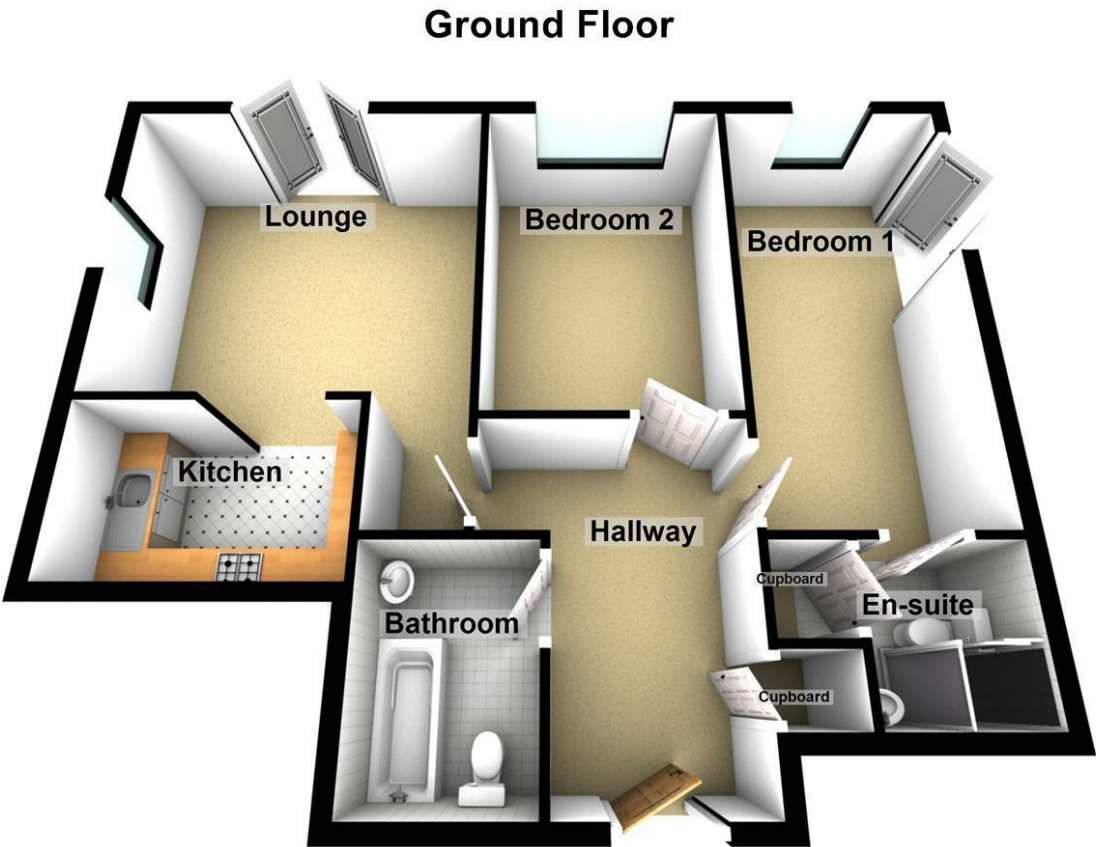
FLOOD RISK:

Yearly chance of flooding:





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	81	81
(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