









54 Caesar Way

, St Peters Park, NE28 7JJ

- **** GUIDE PRICE £85,000 £90,000 ****
- ** TWO BEDROOM TOP FLOOR APARTMENT ** IDEAL FIRST TIME BUY ** CHAIN FREE **
- ** COMMUNAL ENTRANCE WITH SECURE ENTRY SYTEM ** LOUNGE/DINING ROOM **
- ** BUS SERVICES TO NEWCASTLE CITY CENTRE & ROAD LINKS TO THE A1058 & THE A19 **
- ** 125 YEAR LEASE FROM 2003 ** COUNCIL TAX BAND A ** ENERGY RATING C **









- Guide Price £85,000 £90,000
 Top Floor Apartment
- Lounge/Dining Room
- Council Tax Band A
- Ideal First Time Buy
- 150 Year Lease From 2003
- Two Bedrooms
- Chain Free
- Energy Rating C

Lease & Service Charges

Communal Entrance

staircase giving access to all floors, the building as well as allocated apartment is situated on the top floor.

Entrance Hallway

Door leading to entrance hallway, radiator, cupboard.

Lounge/Dining Room

15'2" x 14'6" (4.63 x 4.43)

Double glazed window, radiator.

Kitchen

9'2" x 7'5" (2.79 x 2.25)

Double glazed window, radiator, a range of fitted wall and floor units with worktops over, integrated oven and hob with extractor hood over. sink unit and integrated washing machine.

Bathroom

7'11" x 5'3" (2.42 x 1.60)

Three piece suite comprising bath with shower over, toilet and wash hand basin, radiator, part tiled walls.

Bedroom 1

12'3" x 8'11" (3.73 x 2.72)

Double glazed window, radiator.

Bedroom 2

9'7" x 8'6" (2.92 x 2.60)

Double glazed window, radiator.

External

Door leading to communal hallway, There is a secure entry system into The property has a 150 year lease parking at the rear.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further debit. information please visit https://checker.ofcom.org.uk

EE-Good outdoor and in-home O2-Good outdoor, variable in-home

Three-UK-Good outdoor and 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: Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

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

dated from 01/04/2003. Ground rent is £102.06 per year. There is also an annual service charge which is £1705.27 per year, this can be paid in monthly instalments by direct







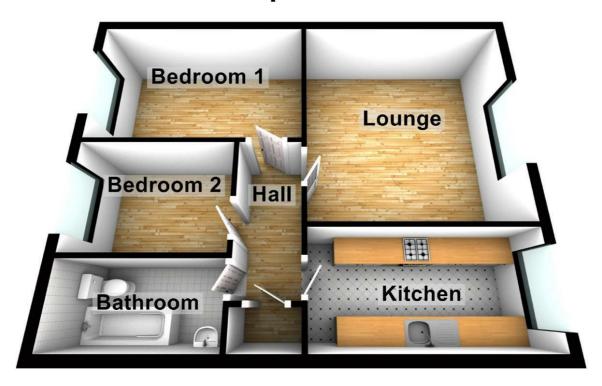






Floor Plan

Top Floor



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