

## 28 Augusta Court

Hadrian Park, Wallsend, NE28 9QZ

\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* GREAT FIRST TIME BUY \*\* GARAGE IN NEARBY BLOCK \*\*

\*\* PRIVATE GARDEN TO REAR \*\* POPULAR LOCATION \*\* 999 YEAR LEASE FROM 1975 \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING TBC \*\*

**Offers Over £120,000**



- Two Bedroom First Floor Flat
- Garage in Adjacent Block

- Popular Location
- Great First Time Buy

- Rear Garden
- Close to Schools, Local Amenities, Transport Links and Major Road Links

- Council Tax Band A

#### Entrance

Door to the side of the building, leading into the entrance lobby, staircase leading to the first floor landing

#### Landing

Storage cupboard, access to living room bedrooms and bathroom

#### Living Room

11'7" x 16'0" (3.53 x 4.88)

Double glazed window to the front elevation, radiator, open plan to the kitchen.

#### Kitchen

11'7" x 8'1" (3.53 x 2.46)

Open plan to the lounge. Fitted with a range of wall and base units with work surfaces and partial wall tiling, built in oven, hob and extractor hood, sink unit with taps and drainer board, double glazed window to the front elevation, space for fridge freezer and space and plumbing for washing machine.

#### Bedroom 1

11'2" x 10'1" (3.40 x 3.07)

Double glazed window to the rear elevation, radiator, built in wardrobe.

- Energy Rating TBC

#### Bedroom 2

11'9" x 7'11" (3.58 x 2.41)

Double glazed window to the rear elevation, radiator, built in wardrobe.

#### Bathroom

6'4" x 6'2" (1.93 x 1.88)

A white suite comprising; bath with shower over, WC, wash hand basin, ladder style radiator, panelling to the walls, double glazed window to the rear elevation.

#### Garage

There is a single garage set within a block close by.

#### External

There is a private rear garden.

#### Leasehold Information

The flat has a 999 year lease from 1975, and there is an annual ground rent of £20.00 payable.

#### 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

- 999 Year Lease from 1975 building. This means there may be differences between the coverage prediction and your experience.

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

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

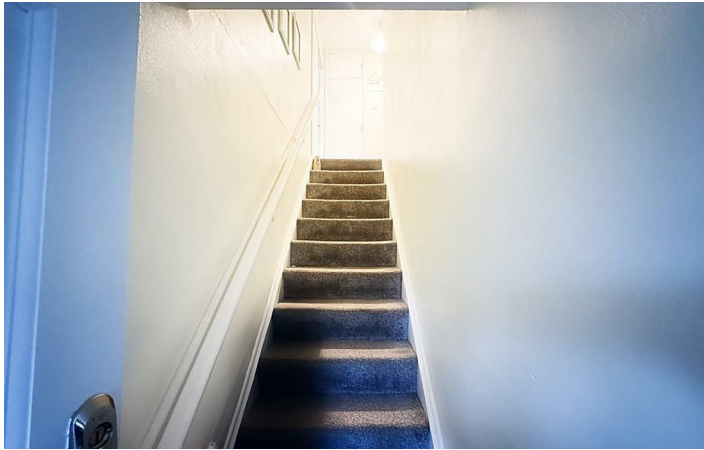
#### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

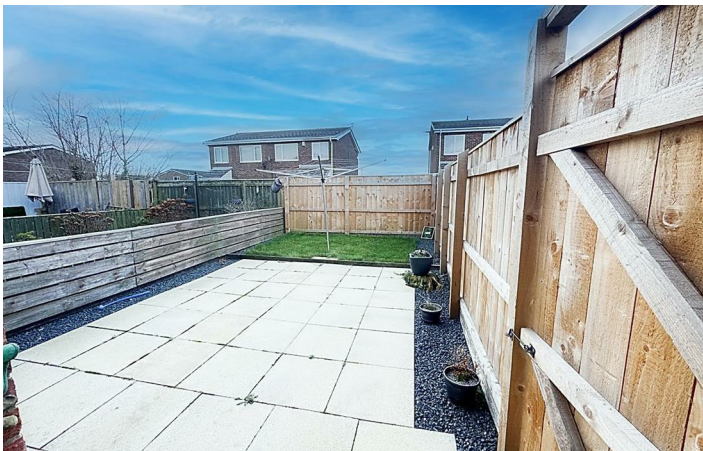
#### CONSTRUCTION:

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



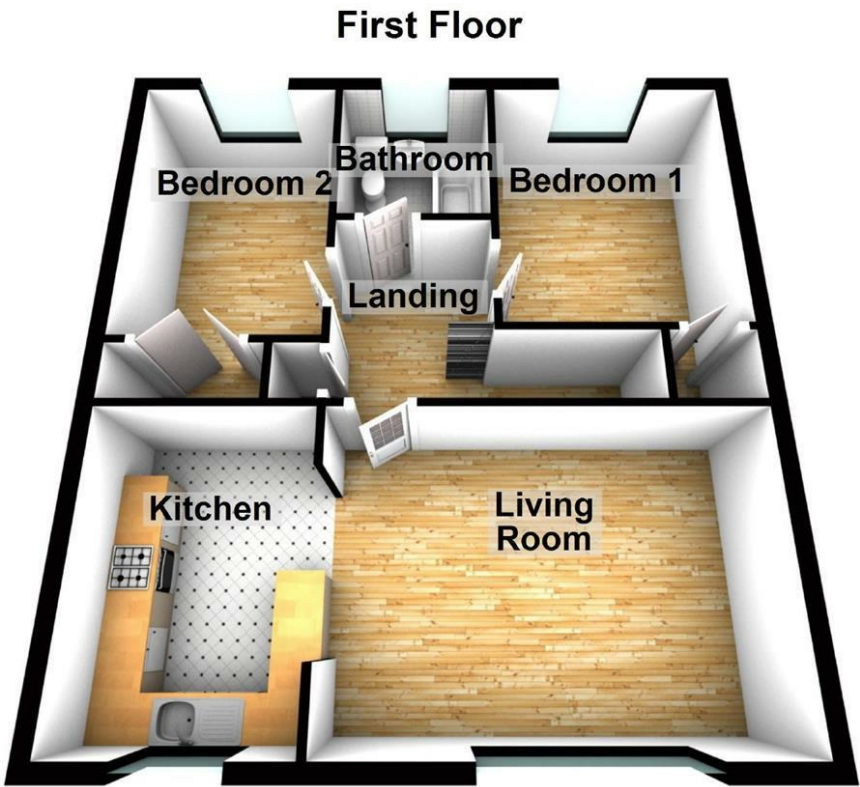








Floor Plan



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		
(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