



7 Limekiln Court , Wallsend, NE28 6QH

** TWO BED GROUND FLOOR APARTMENT ** CHAIN FREE ** ENERGY RATING C **

** COUNCIL TAX BAND A ** ALLOCATED PARKING BAY ** LEASEHOLD 999 Years from 24.06.1999 ** <http://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. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Auction Guide £45,000



- For Sale by Modern Auction – T & C's apply
- The Modern Method of Auction
- Allocated Parking
- Leasehold 999 Year Lease from 24th June 1999
- Subject to Reserve Price
- Two Bedroom Ground Floor Apartment
- Council Tax Band A
- Buyers fees apply
- Great First Buy or Investment
- Energy Rating C

Entrance

The building is entered through a secure intercom entry system, leading into a hallway and property entrance is on the right hand side.

Property Entrance

Timber door leading into communal entrance

Hallway

Electric storage heater and laminate flooring.

Lounge

11'4" x 14'1" (3.45 x 4.29)

Double glazed window, laminate flooring.

Kitchen

8'2" x 9'11" (2.49 x 3.02)

Double glazed window, part tiled walls, fitted with range of wall and floor units, work surfaces, sink unit, electric hob with an electric oven, extractor hood, tiled flooring.

Bedroom 1

10'8" x 12'7" (3.25 x 3.84)

Double glazed window, electric storage heater, laminate flooring

Bedroom 2

10'6" x 6'6" (3.20 x 1.98)

Double glazed window, electric heater, laminate flooring.

Bathroom

6'6" x 6'1" (1.98 x 1.85)

Part tiled walls, WC, wash hand basin, bath with overhead shower.

External

To the front of the property there is allocated parking bay. To the rear there are communal gardens.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: Indoor EE>Likely Three>

Limited 02>Limited Vodafone>Likely

Outdoor EE>Likely Three> Likely

02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

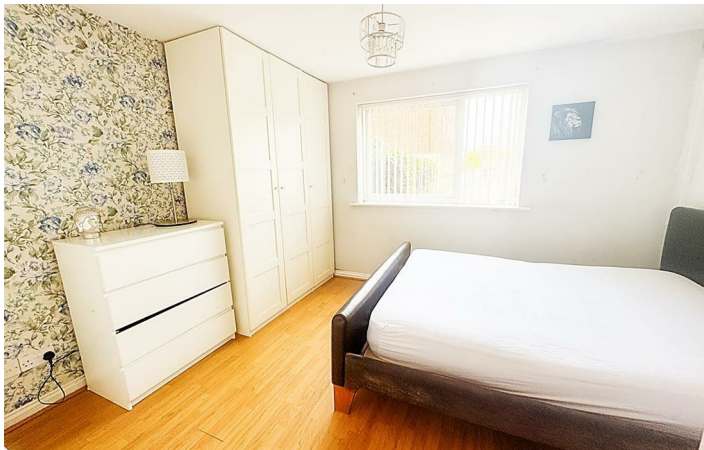
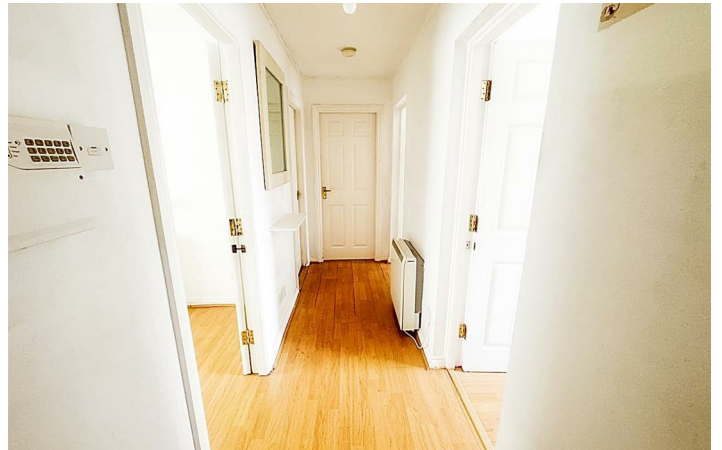
Rivers and the sea: Very Low

Surface water: Very Low

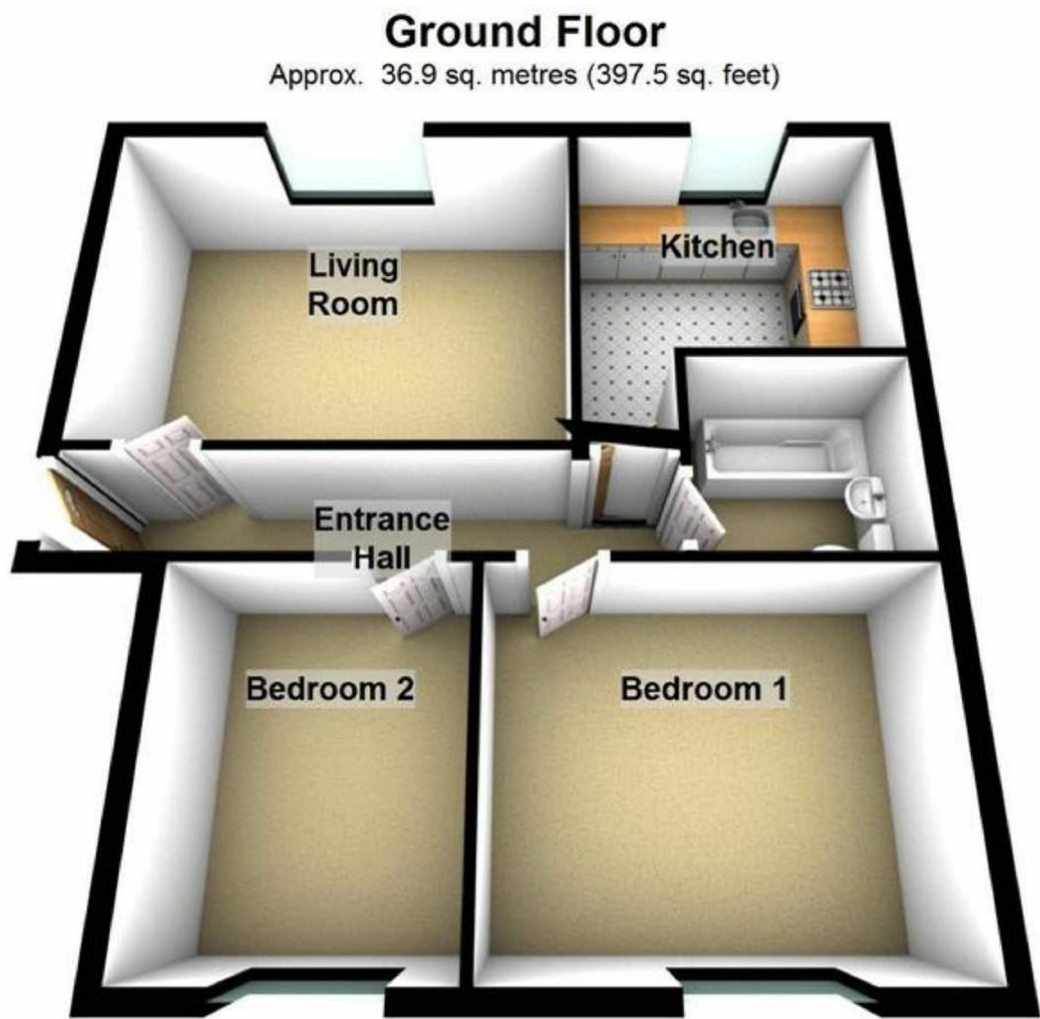
Lease & Service Charge

999 Year Lease from 24 June 1999.

We are advised that Service Charge is £1680 per annum no which include, building insurance and communal areas



Floor Plan



Total area: approx. 36.9 sq. metres (397.5 sq. feet)

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	76	80
(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