

7 Augusta Court Hadrian Park, Wallsend, NE28 9QZ

** FULLY REFURBISHED AND READY TO MOVE INTO ** TWO BEDROOM FIRST FLOOR FLAT **

** GREAT FIRST TIME BUY ** GARAGE IN NEARBY BLOCK ** CHAIN FREE ** GARDEN TO REAR **

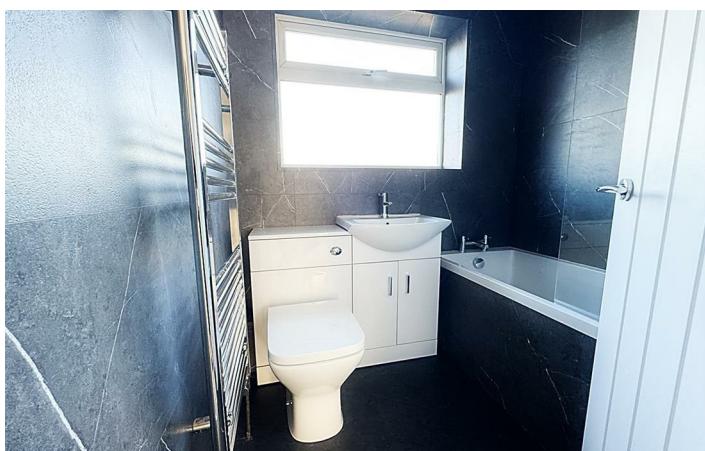
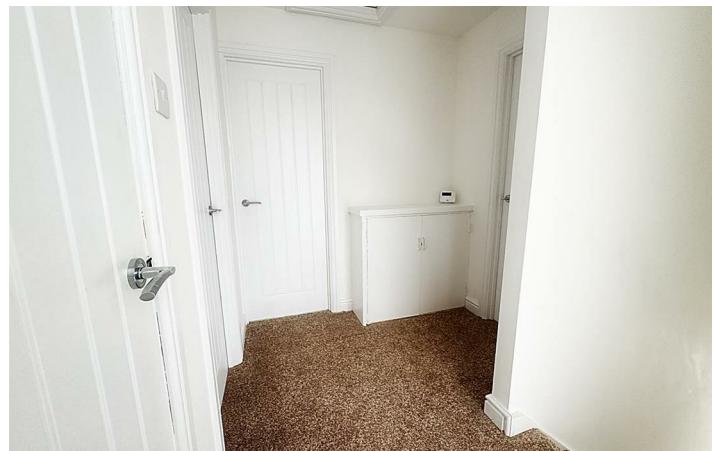
** POPULAR LOCATION ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS **

** 999 YEAR LEASE FROM 1975 ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £120,000



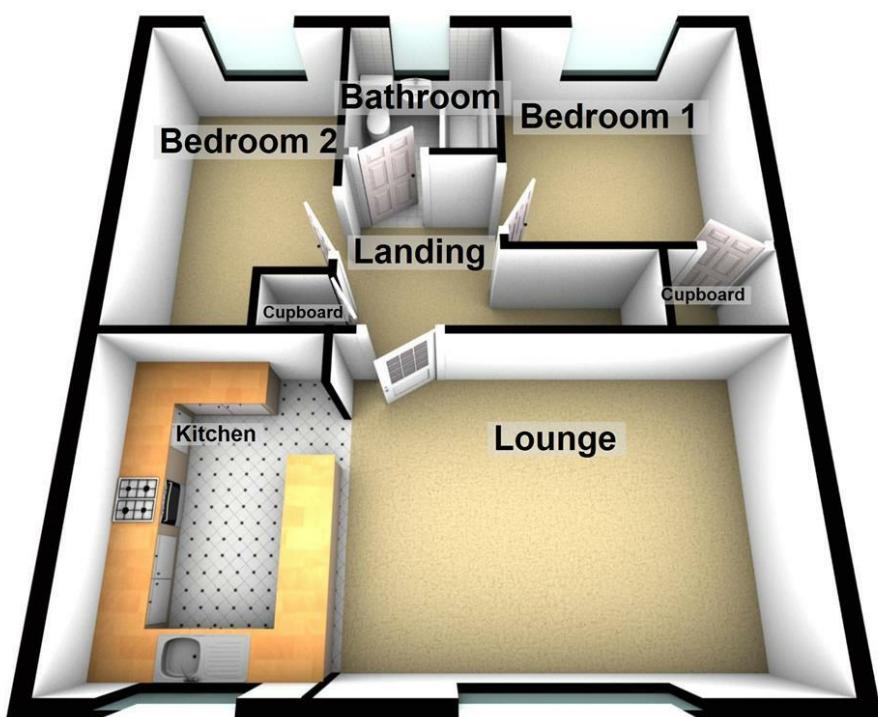
<ul style="list-style-type: none"> • Fully Refurbished and Ready to Move into • Great First Time Buy • 999 Year Lease From 01/05/1975 <p>Porch Double glazed entrance door and windows, door leading to the first floor accommodation.</p> <p>Stairs to first floor Leading to</p> <p>Landing Storage cupboard housing boiler, access to bedrooms and bathroom.</p> <p>Lounge 16'4" x 11'10" (4.98 x 3.61) Open plan, double glazed window, radiator</p> <p>Kitchen 11'4" x 8'0" (3.47 x 2.45) Double glazed window, wall and base units, sink, built in hob with extractor hood and oven.</p> <p>Bedroom 1 10'4" x 9'10" (3.16 x 3.02) Double glazed window, radiator, cupboard.</p> <p>Bedroom 2 11'1" to robe x 7'9" (3.38 to robe x 2.37) Double glazed window, radiator.</p> <p>Bathroom 6'0" x 5'7" (1.84 x 1.71) Bath with overhead shower, WC</p>	<ul style="list-style-type: none"> • Two Bedroom First Floor Flat • Chain Free • Energy Rating D <p>and sink set in vanity unit, double glazed window, ladder style radiator.</p> <p>External Externally there is a garden to the rear and a garage which is situated in a nearby block.</p> <p>Lease Information The property has a 999 year lease dated from 01/05/1975. Ground rent is £20 per year.</p> <p>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 building. This means there may be differences between the coverage prediction and your experience.</p> <p>EE- Good outdoor and in-home O2- Good outdoor, variable in-home Three- Good outdoor Vodafone - Good outdoor and in-home</p> <p>We recommend potential</p>	<ul style="list-style-type: none"> • Garage In Nearby Block • Garden To Rear • Council Tax Band A <p>purchasers contact the relevant suppliers before proceeding to purchase the property.</p> <p>FLOOD RISK: Yearly chance of flooding: Surface water: Very low. Rivers and the sea: Very low.</p> <p>CONSTRUCTION: Traditional This information must be confirmed via your surveyor and legal representative.</p>
--	--	--





Floor Plan

First Floor



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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	