

Silver Lonnen, Fenham, Newcastle upon Tyne NE5 2HW

# **Auction Guide Price: £70,000**

Available for sale by auction is this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: D





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Ground Floor Flat Gardens to Front & Rear

Two Bedrooms Popular Location

For any more information regarding the property please contact us today

#### Hallway

Radiator.

# Lounge 19' 9" into bay x 11' 10" max (6.02m x 3.60m)

Double glazed bay window to the front. Storage cupboard. Radiator.

# Kitchen 11' 2" x 11' 2" (3.40m x 3.40m)

Two double glazed windows to the rear. Sink/drainer. Plumbed for washing machine. Radiator. Gas hob. Electric hob. Extractor hood. Door to the rear.

# Bedroom One 12' 9" x 10' 3" (3.88m x 3.12m)

Double glazed window to the side. Radiator.

### Bedroom Two 9' 2" x 8' 10" (2.79m x 2.69m)

Double glazed window to the front. Radiator.

# Bathroom 9' 1" x 7' 3" (2.77m x 2.21m)

Two frosted double glazed windows to the rear. Panelled bath with shower over. Wash hand basin. Low level WC. Extractor fan. Storage cupboard. Heated towel rail.

## **External**

Gardens to the front and rear.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **RESTRICTIONS AND RIGHTS**

Listed? No

Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### **TENURE**

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend

Length of Lease: 93 years remaining as at October 2025

Ground Rent: £10 pa Service charge: £255.30

For Sale by Auction: Thursday 11th December 2025

Bidding opens 24 hours prior at 10am.

Option 1

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

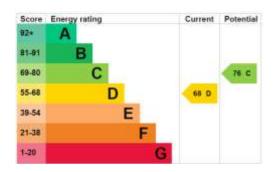
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

