



## Eastbourne Gardens Walkergate

- Ground floor flat
- Two bedrooms
- Private rear garden
- Driveway for off street parking
- No upper chain
- Peppercorn Lease
- EPC rating D/Council tax band A

**£ 75,000**



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# Eastbourne Gardens

## Walkergate

### PROPERTY DESCRIPTION

Situated in a prime location with excellent public transport links, nearby schools, and local amenities at your doorstep, this property offers both convenience and comfort.

As you enter, you are welcomed into the spacious reception room featuring a cosy fireplace, creating a warm and inviting atmosphere for relaxing evenings.

The flat also boasts a kitchen, with access onto the rear garden.

The property includes a modern shower room, ensuring your daily routines are both convenient and luxurious.

One of the unique features of this flat is the garden, providing a tranquil outdoor space to unwind and enjoy some fresh air.

With a favourable EPC rating of D and council tax band A, this flat is not only a delightful home but also a smart investment opportunity.

Don't miss the chance to make this lovely flat your own and experience the best of comfortable living in a sought-after location.

### ENTRANCE HALL

Part glazed entrance door.

### LOUNGE – 12'1 x 14'2 (3.68m x 4.32m)

Double glazed window to the front, living flame effect gas fire, two alcoves, television point and radiator.

### KITCHEN – 8'11 x 6'8 (2.72m x 2.03m)

Fitted with a range of wall and base units, single drainer sink unit, and space for auto washer, part tiled walls, double glazed window to the rear, double glazed door to the rear.

### BEDROOM 1 – 10'2 x 9'5 (3.10m x 2.87m)

Double glazed window to the side, cupboard housing central heating boiler.

### BEDROOM 2 – 10'2 x 7'3 (3.10m x 2.21m)

Double glazed window to the rear, radiator.

### SHOWER ROOM/W.C

White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with electric shower, low level w.c, tiled floor.

### EXTERNAL

Driveway to the front, rear garden laid mainly to lawn and fenced boundaries.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE (NOT CURRENTLY INSTALLED)

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

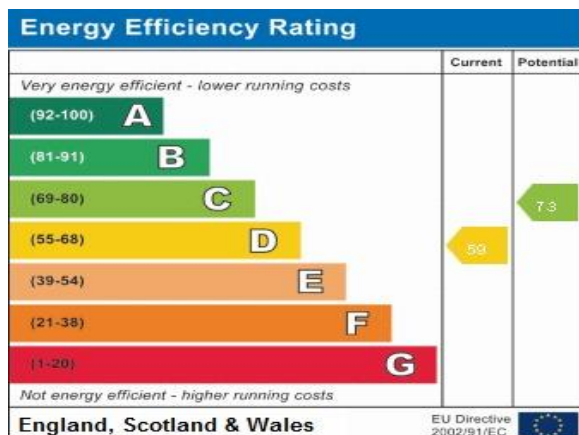
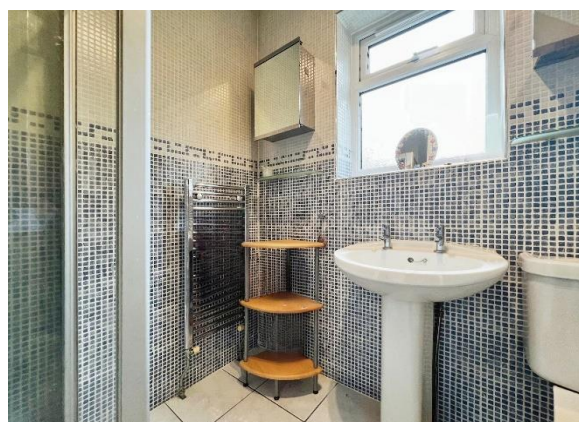
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Peppercorn Lease - 999 years from 27 March 1987

**COUNCIL TAX BAND:** A

**EPC RATING:** D

JR00004136.MJ.KC.04/04/24.V.1



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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.

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