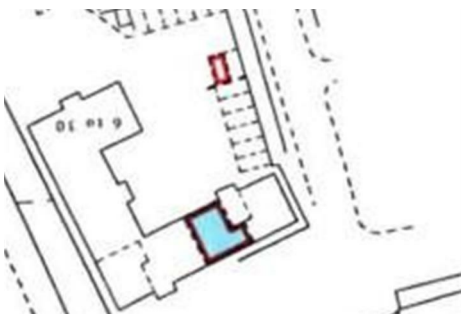




7 Limekiln Court , Wallsend, NE28 6QH

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** CHAIN FREE ** TWO BED GROUND FLOOR APARTMENT ** ALLOCATED PARKING BAY **

** GREAT FIRST TIME BUY OR INVESTMENT ** RENTAL INCOME APPROX £650 PCM **

** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS ** ENERGY RATING C **

** COUNCIL TAX BAND A ** LEASEHOLD 999 Years from 24.06.1999 **

Offers Over £50,000



- Chain Free
- Allocated Parking
- Council Tax Band A

- Two Bedroom Ground Floor Apartment
- Closest Metro Station Hadrian Road 0.3 miles
- Energy Rating C

- Great First Buy or Investment
- Close to Local Amenities, Schools and Major Road Links
- Leasehold 999 Year Lease from 24th June 1999

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.

Lease & Service Charge

999 Year Lease from 24 June 1999. We are advised that Service Charge is £1680 per annum which includes building insurance and communal areas.

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.

EE- Good in-home and outdoor
O2- Variable in-home, good outdoor
Three-UK- Variable in-home, good

outdoor

Vodafone - Good in-home and outdoor

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

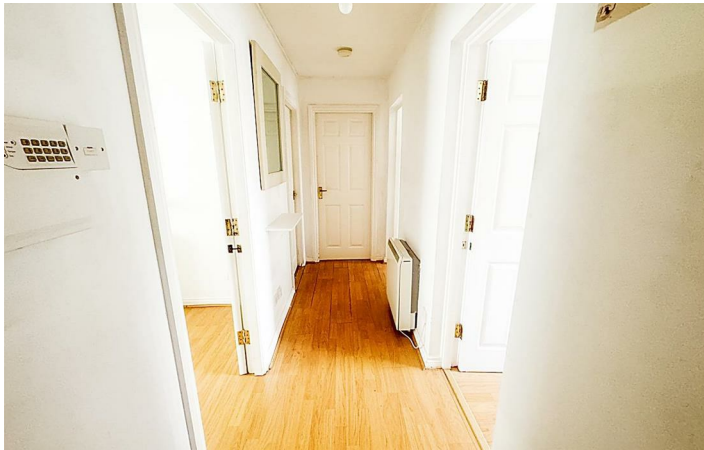
FLOOD RISK:

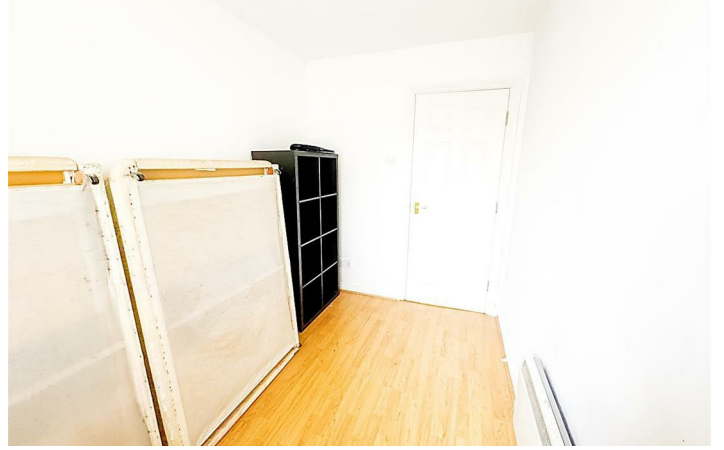
Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.

CONSTRUCTION:

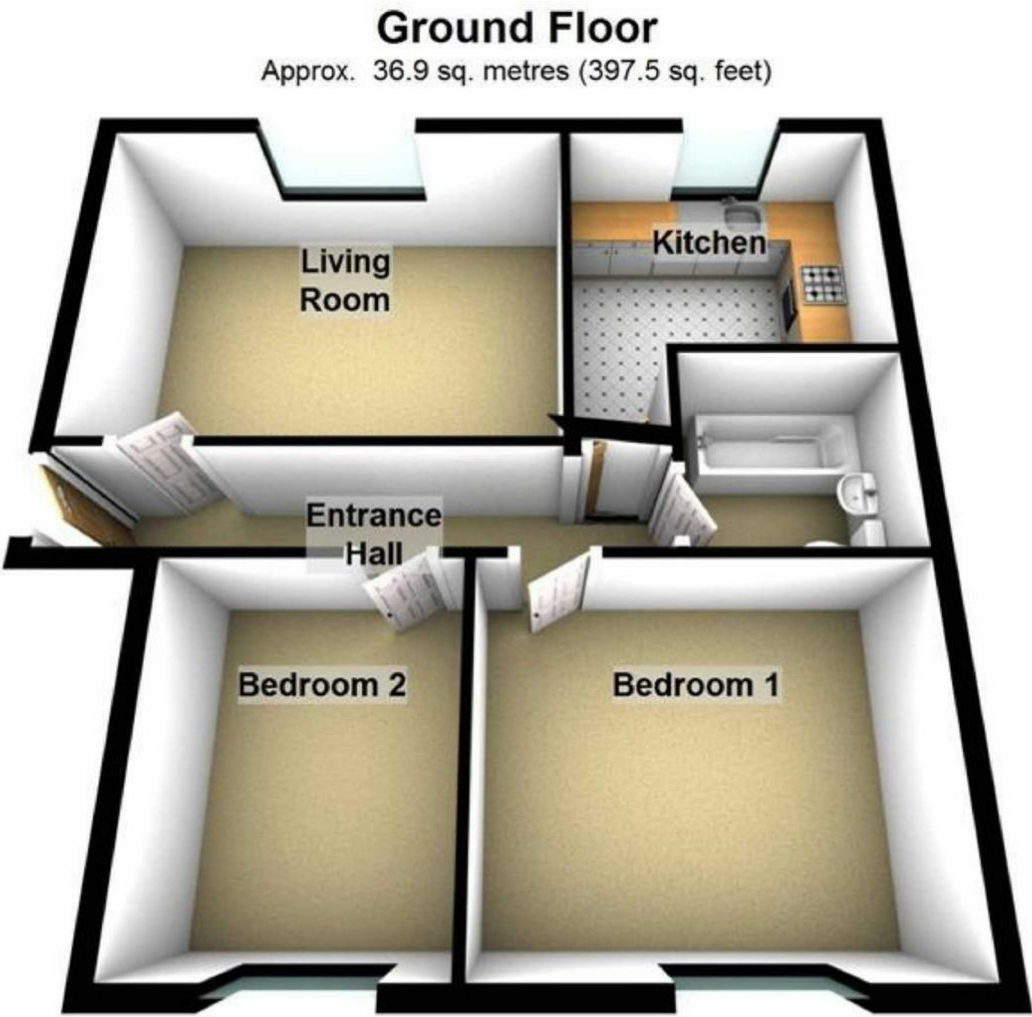
Traditional

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





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