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10 Berkley Close

Battle Hill, Wallsend, NE28 9BJ

SPACIOUS ONE BEDROOM GROUND FLOOR FLAT • CHAIN FREE • CLOSE TO LOCAL AMENTIES

GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY • ENERGY RATING C

LEASEHOLD 125 FROM 30 AUGUST 1994 • COUNCIL TAX BAND A

Offers Over £60,000

1 1 1 C

- Chain Free
- Great Fist Time Buy, Investment or Downsize
- Council Tax Band A
- Spacious One Bedroon Ground Floor Flat
- Close to Local Amenities
- Energy Rating C
- Communal Garden
- Leasehold 125 Years from 30 August 1994

Entrance

UPVC door into hallway.

Hallway

17'10" x 2'11" x 6'8" x 3'2" (5.45 x 0.89 x 2.04 x 0.99)
Three storage cupboards (one included boiler), radiator and access to shower room, lounge, and bedroom.

Lounge

13'10" x 13'5" (4.22 x 4.09)
Double glazed window, radiator and access to kitchen.

Kitchen

6'11" x 6'11" (2.13 x 2.12)
Double glazed window, fitted with base units, sink, built in electric hob and oven.

Bedroom

13'9" x 10'0" (4.20 x 3.06)
Double glazed window and radiator

Shower Room

6'10" x 675'10" (2.09 x 206)
Doube glazed window, ladder style radiator, plastic cladding to walls, walk in shower, WC and wash hand basin set in vanity unit.

External

To the front of the property there a communal garden and outside storage cupboard with power and light.

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 outdoor and in-home
O2- Good outdoor
Three-Good outdoor, variable in-home
Vodafone - Good outdoor

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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

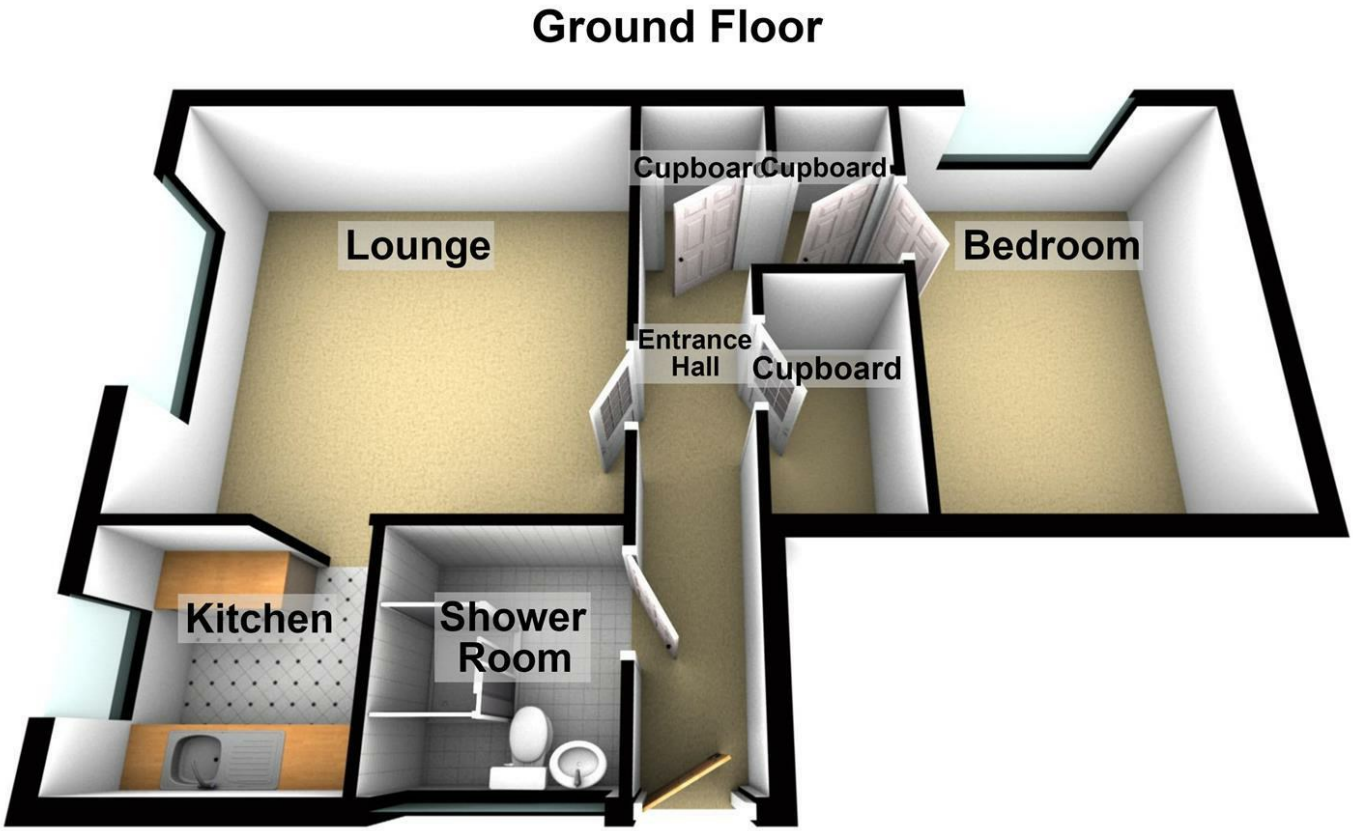
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

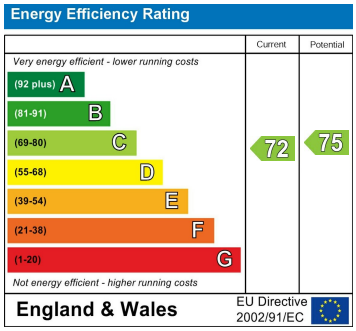
Leasehold

LEASEHOLD 125 FROM 30 AUGUST 1994. We have been advised Ground Rent is £10 per annum and Services Charges are £300.66 (194.30 - Insurance 106.36 - Management Fee which includes external works to property and payable to North Tyneside Council)

Floor Plan



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.



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