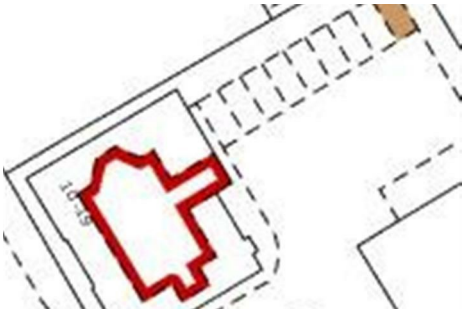
next2buy property retailers make the next step easy









19 Reiver Court Wilson Street

, Wallsend, NE28 8RR

GREAT FIRST TIME BUY • TWO BEDROOM TOP FLOOR APARTMENT •

TO BE SOLD WITH VACANT POSSESSION • EN-SUITE TO MASTER BEDROOM •

ALLOCATED PARKING SPACE • CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

RICHARDSON DEES PARK AND WALLSEND METRO STATION WITHIN WALKING DISTANCE

COUNCIL TAX BAND B • LEASEHOLD 125 YEARS FROM 16.11.2006 • ENERGY RATING C

Offers Over £110,000

2 2 1 C

- Two Bedroom Top Floor Apartment
- Allocated Parking Bay
- With Walking Distance to Richardson Dees Park and Wallsend Metro Station
- Close to Local Amenities, Transport Links and Schools
- Great First Time Buy
- Energy Rating C
- Council Tax Band B
- Leasehold 125 Years from 17 November 2006

Main Entrance
Through a secure intercom entry system which leads to stairs to all floors. Timber door leading to stairs up to the landing area.

Landing
Storage cupboard. Timber door into property.

Hallway
12'9" x 4'3" (3.90 x 1.30)
Wood effect flooring, electric heater. Access too...

Lounge
16'10" + bay x 16'9" (5.15 + bay x 5.12)
UPVc double glazed window, electric heater, wood effect flooring.

Kitchen/Diner
16'9" x 10'7" (5.13 x 3.25)
Fitted with a range of floor and wall units, work surfaces, sink, electric hob and electric oven, extractor fan, plumbed for washing machine and dishwasher, wood effect flooring.

Bathroom
7'9" x 5'10" (2.38 x 1.80)
Comprising: bath with shower attachment, WC, wash hand basin and heated towel rail.

Bedroom 1
20'9" x 8'7" (6.35 x 2.62)
UPVC double glazed window, electric heater and access to..

Ensuite
7'9" x 3'9" (2.38 x 1.16)
Heated towel rail, shower cubicle, wash hand basin and WC .

Bedroom 2
15'5" x 10'9" (4.70 x 3.28)
UPVC double glazed window, electric heater and wood effect flooring. Access to bathroom.

External
There is an allocated parking pay to the rear of the building.

Leasehold
125 years from 17 November 2006.
We have been advised by seller that Service Charges and Ground rent are approximately £150 per month which included buildings insurance. This information must be confirmed with your legal represenative.

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.

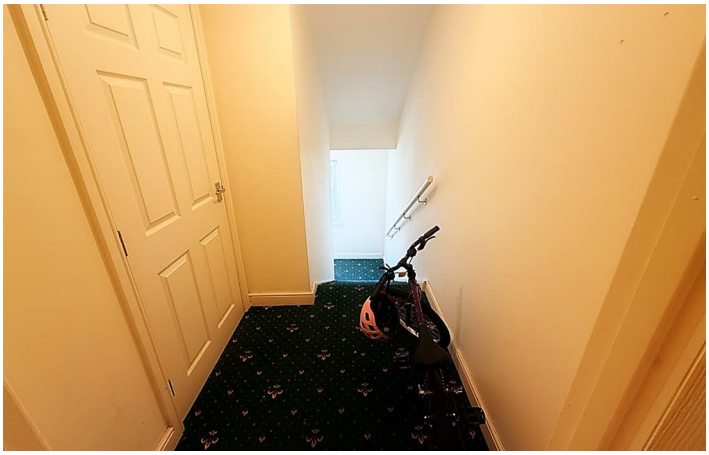
EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor and in-home

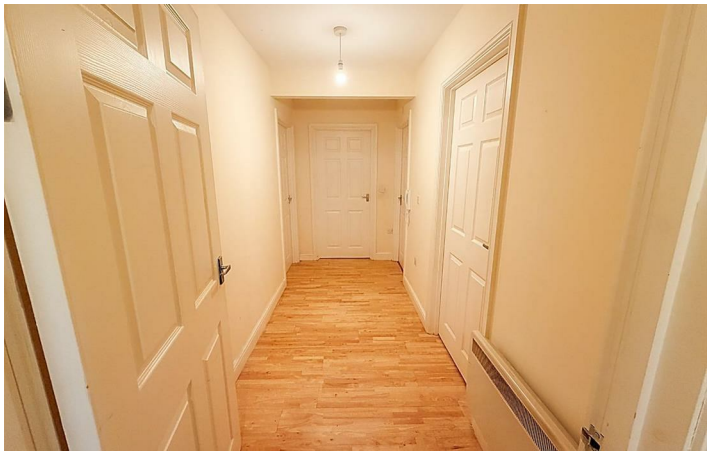
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

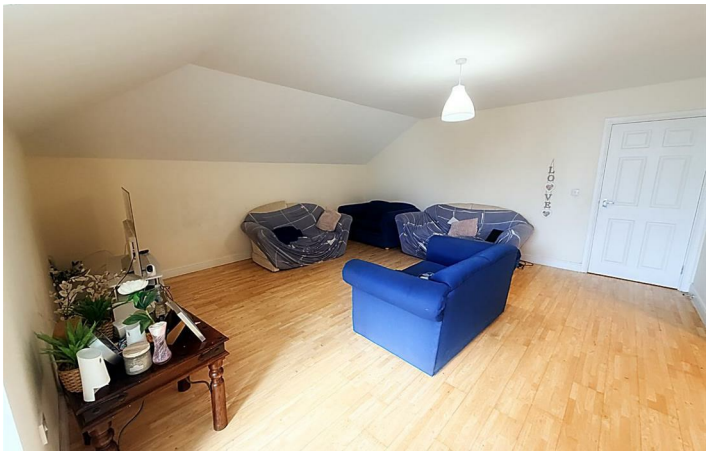
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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.







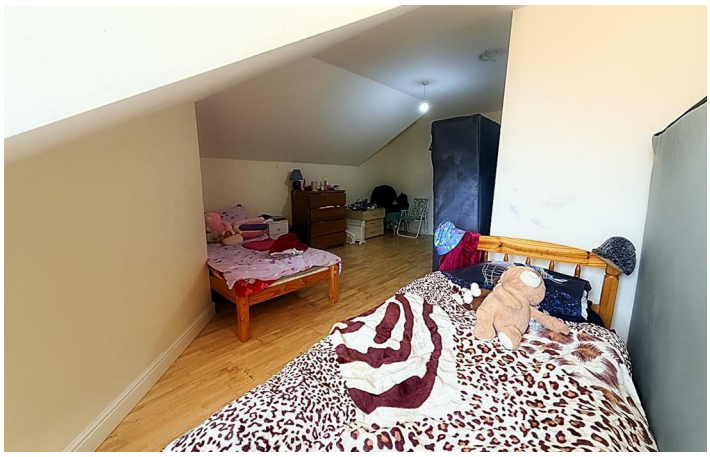










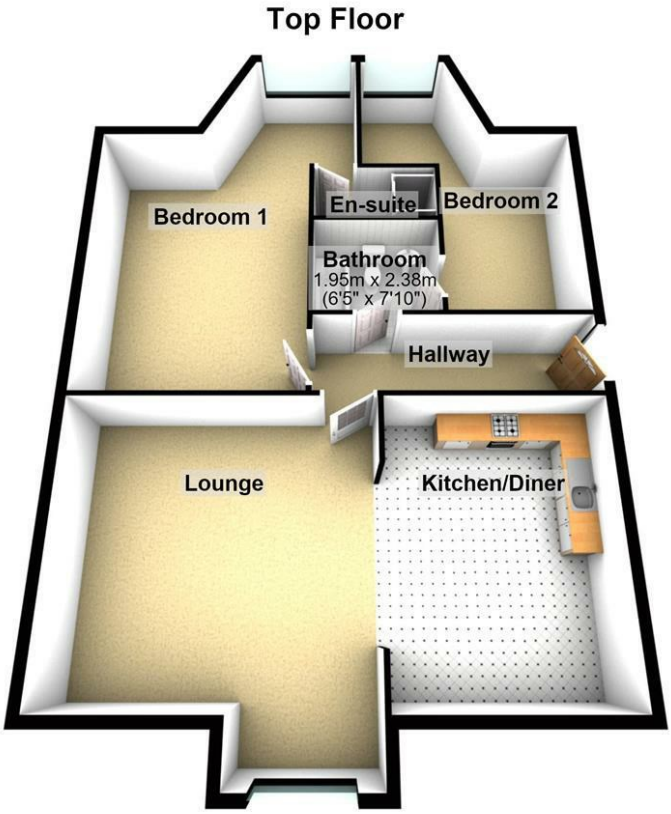




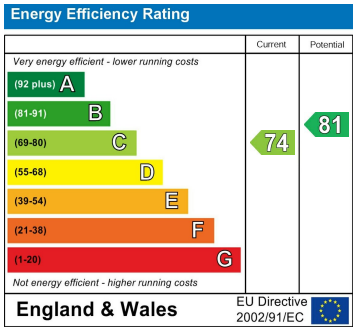

9A



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com