



10 Alexandra Way , Wallsend, NE28 9JX

** 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 ** WELL PRESENTED **TWO BEDROOM FIRST FLOOR APARTMENT **

** GREAT FIRST BUY** MODERN BREAKFASTING KITCHEN ** ALLOCATED PARKING BAY **

** SECURE ENTRY SYSTEM ** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS **

** COUNCIL TAX BAND A ** ENERGY RATING B ** LEASEHOLD (125 years from 1.1.2006) **

Offers Over £90,000



- Chain Free
- Great First Time Buy
- Close to Local Amenities, Transport Links and Major Road Links

Communal Entrance

The building is accessed via a secure entry system.

Entrance Hallway

Access to all rooms, wall mounted electric heater, storage cupboard., laminate flooring

Open Plan Lounge/ Kitchen

Double glazed windows, laminate flooring, open plan lounge with two wall mounted electric heaters, breakfasting kitchen with a range of modern fitted floor units with complementing work surfaces over, electric oven and hob with extractor hood over, sink unit, plumbed for washing machine.

Bedroom 1

Double glazed window, wall mounted electric heater, laminate flooring.

Bedroom 2

Double glazed window, wall mounted electric heater, laminate flooring

Bathroom

Double glazed window, part tiled walls, heated towel rail, WC, wash hand basin, bath and separate shower cubicle.

- Two Bedroom Modern Apartment
- Allocated Parking Space
- Energy Rating B

External

There is allocated parking for the apartment along with visitors parking spaces.

Leasehold Information

This is a leasehold property, 125 years from 1.1.2006. The ground rent and service charges for the property are payable to Kingston Property Services and is approx £112 Per month. This must be confirmed via your chosen conveyancer.

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>
 EE-Logo-
 Section 1 Title Good outdoor and in-home
 O2-Good outdoor, variable in-home
 Three-UK-Good outdoor, variable in-home
 Vodafone_Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to

- Open Plan Living
- Secure Entry System
- Council Tax Band A

purchase the property.

FLOOD RISK:

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

CONSTRUCTION:

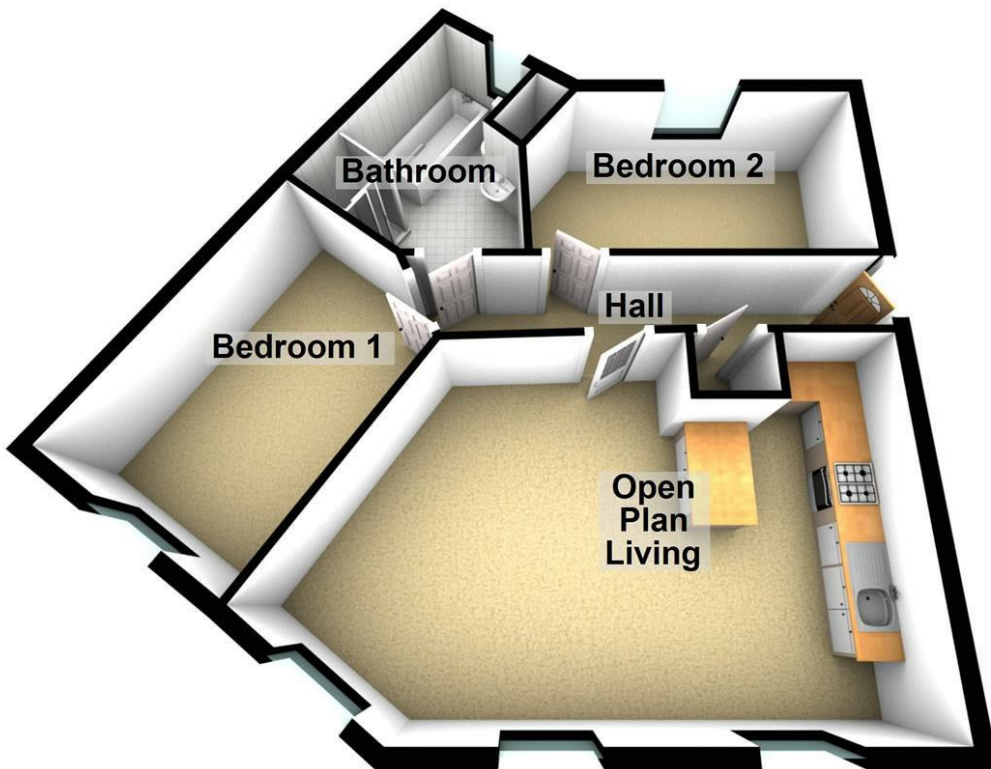
Traditional
 This information must be confirmed via your surveyor and legal representative.





Floor Plan

First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |