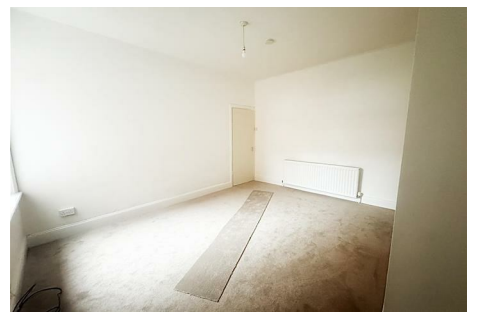
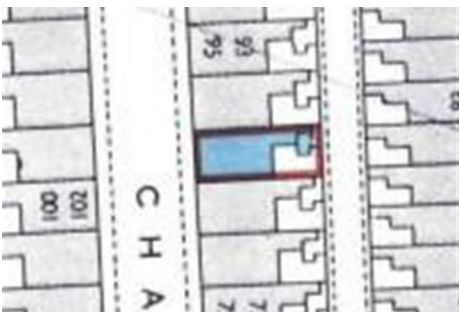




87 Charlotte Street , Wallsend, NE28 7PU

**** 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 BEDROOM GROUND FLOOR FLAT ** GREAT FIRST TIME BUY ****

**** READY TO MOVE INTO ** 999 YEAR PEPPERCORN LEASE FROM 20.12.1991 ** ENERGY RATING C ****

**** COUNCIL TAX BAND A ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ****

**** SHARED YARD ****

Offers Over £75,000



- 999 Year Lease - No ground Rent or Services Charges
- Chain Free
- Two Bedroom Ground Floor Flat
- Newly Decorated
- Close to Local Amenities and Transport Links
- Ready to Move into

• Shared Yard **Entrance**

UPVC door opening to inner porch

Hallway

Radiator, cupboard, newly laid carpet, access to bedrooms and lounge

Bedroom 1

13'11" x 13'8" max (4.25 x 4.19 max)
Double glazed window, radiator, newly laid carpet.

Bedroom 2

11'4" x 7'10" (3.46 x 2.39)
double glazed window, newly laid carpet, radiator.

Lounge

14'9" x 12'6" max (4.52 x 3.83 max)
Double glazed window, radiator, newly laid carpet, access to kitchen

Kitchen

11'8" max x 7'3" (3.57 max x 2.22)
Double glazed window, UPVC door to rear shard yard, radiator, range of base and wall units with countertops, sink, built in oven and hob with extractor hood, tiled floor and part tiled walls and access to bathroom.

• Council Tax Band A **Bathroom**

6'6" x 5'3" (1.99 x 1.61)
Double glazed window, radiator, WC, has wash basin, bath with overhead shower, fully tiled.

External

To the front to the property there is on street parking and to the rear there is a shared yard.

Leasehold

999 Year Peppercorn Lease from 20 December 1991

Para - 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 and in-home
Vodafone Good outdoor, variable in-home

• Energy Rating C
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:

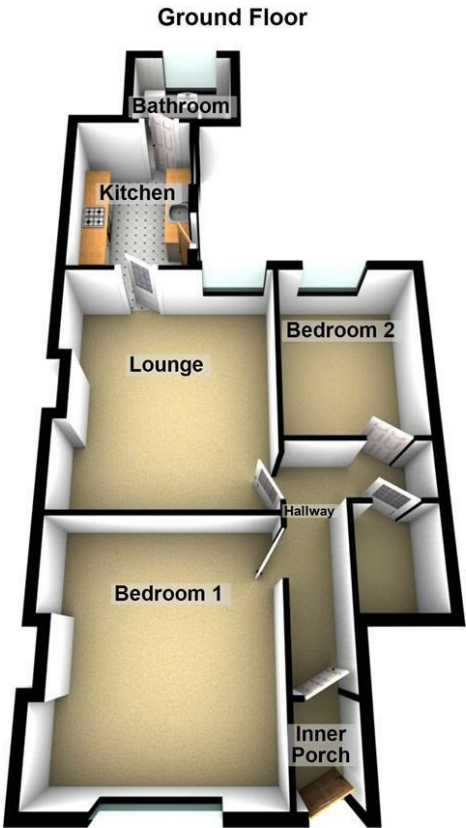
Traditional
This information must be confirmed via your surveyor and legal representative.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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