



61 Alexandra Way , Battle Hill, 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.

** GUIDE PRICE £80,000 - £85,000 **

** TWO BEDROOM TOP FLOOR APARTMENT ** NEWLY DECORATED THROUGHOUT & CARPETED **

** ALLOCATED PARKING BAY ** WALKING DISTANCE TO COASTWAY SHOPPING CENTRE **

Price Guide £80,000



- Guide Price £80,000 - £85,000
- Two Bedroom Top Floor Apartment
- Open Plan Living Area - Jack & Jill Bathroom
- Allocated Parking Bay
- Newly Decorated & Carpeted
- Fantastic First Buy
- 125 Year Lease From 2006
- Council Tax Band A
- Energy Rating C

Communal Hallway

Communal hallway with intercom entry system.

Hallway

Cupboard, electric heater.

Open Plan Living Area

24'5" x 9'11" (7.45 x 3.03)

Fitted with a modern range of wall and base units with work surfaces

over, integrated oven and hob, single

drainer sink unit, wood effect flooring

to kitchen area, double glazed

windows, open plan to lounge area,

Bedroom 1

12'7" x 9'1" (3.83 x 2.78)

Double glazed window, electric heater, access to bathroom.

Bedroom 2

9'2" x 9'1" max (2.79 x 2.78 max)

Double glazed window, cupboard with hanging rail, laminate flooring.

Jack & Jill Bathroom

9'1" x 5'6" (2.78 x 1.67)

Fitted with a three piece suite comprising bath with shower over, low level WC and wash hand basin, part tiled walls, double glazed window, electric towel rail.

External

Externally there is an allocated parking bay.

Lease & Service Charge

The property has a 125 year lease dated from 01/01/2006. Service charge is £116.96 per month, this includes buildings insurance.

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-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor

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

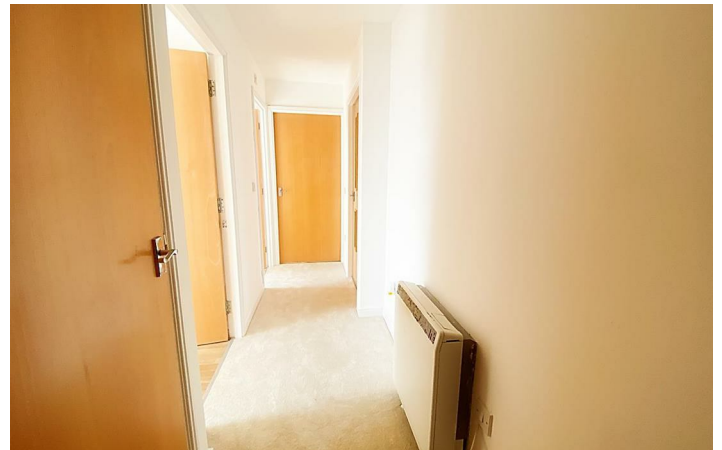
FLOOD RISK:

Yearly chance of flooding:

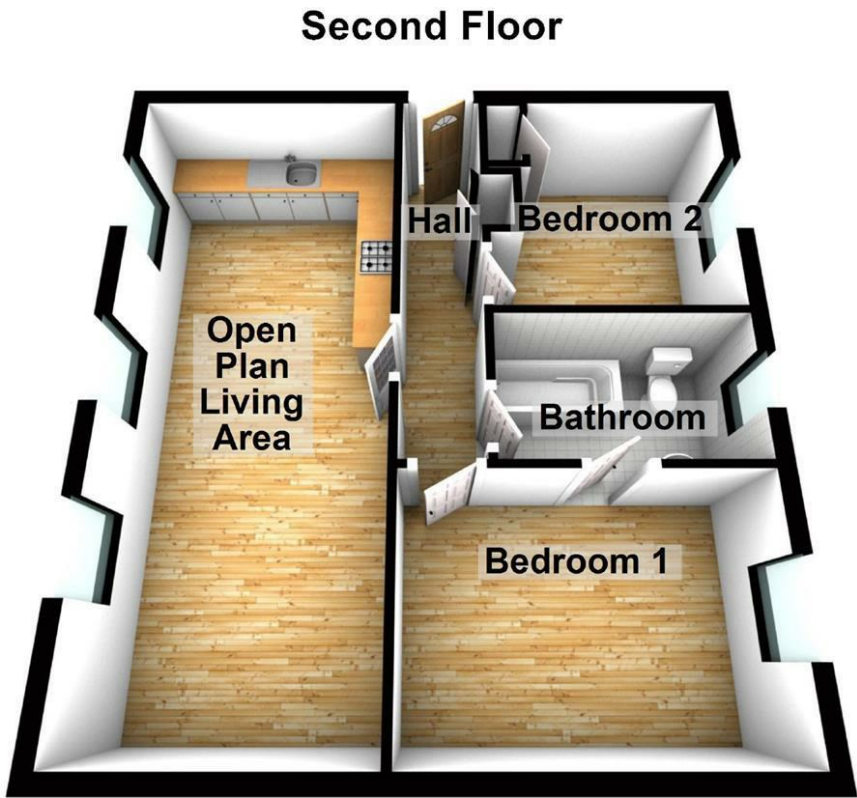
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:



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	73	78
(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	