



58 Caesar Way , Wallsend, NE28 7JJ

- ** A STUNNING TWO BEDROOM TOP FLOOR APARTMENT WITH BOARDED LOFT SPACE **
- ** BEAUTIFULLY PRESENTED THROUGHOUT & READY TO MOVE INTO ** ALLCOATED PARKING BAY **
- ** EASY ACCESS TO THE A1058 COAST ROAD & BUS SERVICES TO NEWCASTLE & THE COAST **
- ** COMMUNAL ENTRANCE WITH INTERCOM ENTRY SYSTEM ** FANTASTIC FIRST TIME BUY **
- ** 150 YEAR LEASE FROM 2003 ** COUNCIL TAX BAND A ** ENERGY RATING C **

Price £95,000



• Two Bedroom Top Floor Apartment

• Allocated Parking Bay

• 150 Year Lease From 2003

Communal Hallway

There is a communal hallway with secure intercom entry system.

Entrance Lobby

Entrance door, inner door leading into the hallway.

Hallway

Storage cupboard, radiator, access to the loft which has pull down ladders, lighting and is part boarded for storage.

Lounge

15'1" x 14'0" max (4.60 x 4.27 max)
Double glazed window, laminate flooring, radiators.

Kitchen

8'9" x 8'8" (2.69 x 2.65)
Fitted with wall and base units with work surfaces over, sink unit, integrated oven and hob, double glazed window, and radiator.

Bedroom 1

11'5" x 8'9" (3.48 x 2.69)
Double glazed window, radiator.

Bedroom 2

9'6" x 7'8" (2.90 x 2.35)
Double glazed window, radiator.

• Beautifully Presented Throughout

• Part Boarded Loft space

• Council Tax Band A

Bathroom

7'10" x 6'6" (2.39 x 1.99)

Comprising; bath with shower over, WC and wash hand basin, part tiled walls, double glazed window and radiator.

External

Externally there are communal gardens and an allocated parking bay situated nearby.

Lease Information & Service Charges

The property has a 150 year lease dated from 01.04/2002. Ground rent is £102.06 per year. There is also a service charge which is £1566 per year, this includes buildings insurance, window cleaning and cleaning of communal areas, this can be paid over ten monthly instalments.

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, variable in-home
Three-UK-Good outdoor and in-home

• Secure Intercom Entry System

• Fantastic First Buy - Chain Free

• Energy Rating C

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:

Traditional

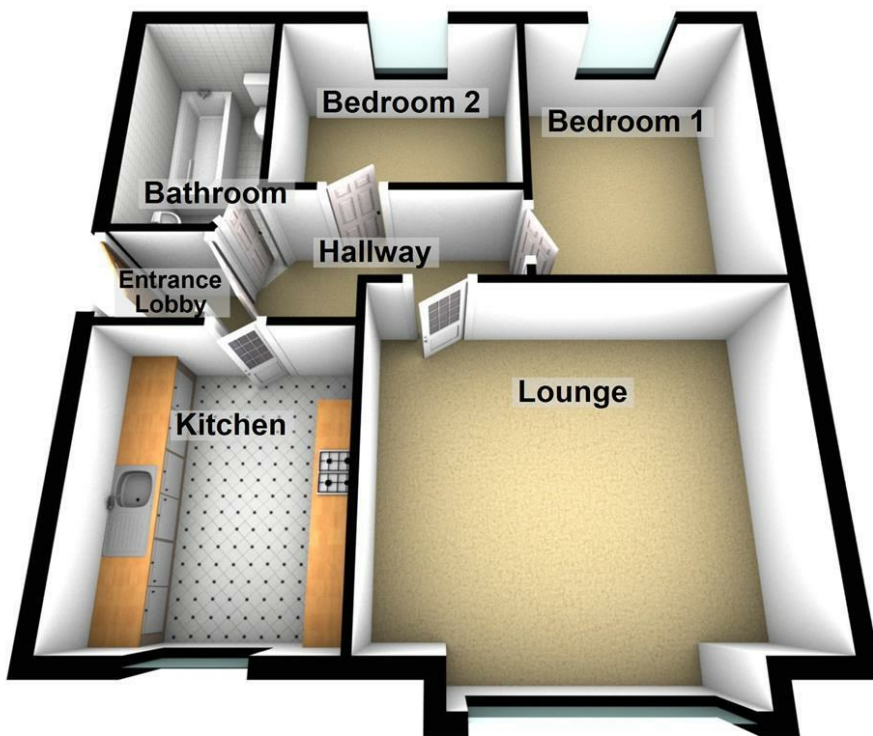
This information must be confirmed via your surveyor and legal representative.





Floor Plan

Second 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.

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 77 |
| (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 | |