next2buy property retailers make the next step easy

58 Alexandrea Way

, Henley Grange, NE28 9JX

** TWO BEDROOM GROUND FLOOR APARTMENT ** ALLOCATED PARKING BAY **

** SECURE INTERCOM ENTRY SYSTEM ** OPEN PLAN LOUNGE & KITCHEN ** CONVENIENT LOCATION *

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

** ENERGY RATING C ** GREAT FIRST TIME BUY ** Lease 125 years from 01.01.2006 **

Offers Over £80,000

2 1 1 C

- Chain Free
- Allocated Parking Bay
- Energy Rating C
- Two Bedroom Ground Floor Apartment
- Close to local Amenities, Transport inks and Major Road Links
- Leasehold 125 year from 01.01.2006
- Great First Time Buy
- Secure Intercom Entry System
- Council Tax Band A

Communal Entrance

Communal entrance. Secure entry phone system.

Entrance Hall

Access to all rooms. Wall mounted heater. Storage cupboard.

Open Plan Lounge & Kitchen

9'10" x 24'4" (2.99 x 7.41)
The kitchen and lounge are open plan. The kitchen area is fitted with a range of wall and base units with countertop surfaces and sink unit with tap and drainer. The oven and hob are electric with an extractor hood overhead. Two double glazed windows to the rear elevation. Wall mounted heater.

Bedroom One

12'6" x 9'1" (3.80 x 2.76)
Double glazed window to the front elevation. Wall mounted heater. Access into the bathroom - 'Jack and Jill' style. There are wardrobes which can be included.

'Jack & Jill' Bathroom

9'7" x 5'1" (2.92 x 1.54)
A white suite, which comprises: bath with shower over, WC, wash hand basin, tiling to the walls, heated towel rail, double glazed window to the front elevation.

Bedroom Two

9'5" x 9'1" (2.88 x 2.78)
Double glazed window to the front elevation. Built in storage cupboard. Wall mounted heater.

External

There are communal gardens and there is a allocated parking bay and ample visitor's parking.

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, variable in-home
Vodafone Good outdoor

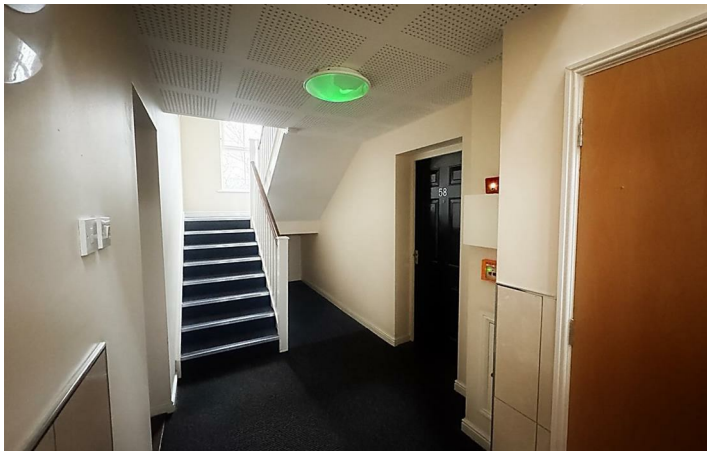
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

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

Lease

Lease 125 years from 01.01.2006. We have been advised that Service charges approximately £102.36 per month with includes building insurance (approx £1,228.32 per annum)



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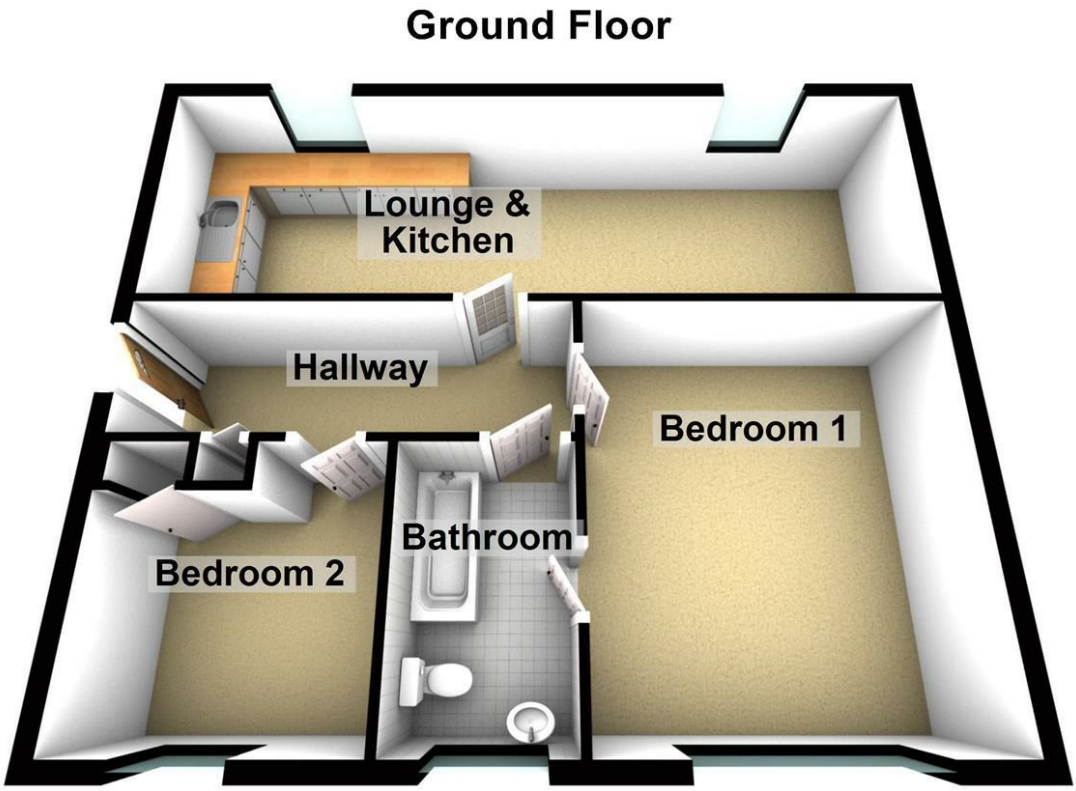
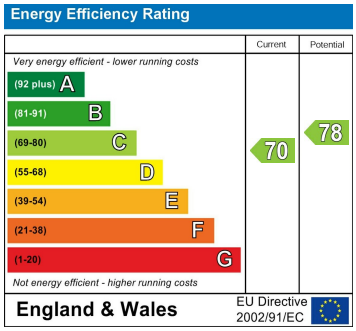
Floor Plan



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.



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