

## 14 Mullen Gardens High Farm, Wallsend, NE28 9EZ

\*\* FANTASTIC FIRST TIME BUY \*\* ONE BEDROOM FIRST FLOOR FLAT \*\* ALLOCATED PARKING BAY \*\*

\*\* MODERN KITCHEN & BATHROOM \*\* CUL-DE-SAC LOCATION \*\* HIGHLY POPULAR AREA \*\*

\*\* BOARDFED LOFT SPACE WITH LADDERS & LIGHTING \*\* 189 YEAR LEASE FROM 1983 \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

Offers Over £70,000



- One Bedroom First Floor Flat
- Allocated Parking Bay
- 189 Year Lease From 1983
- Fantastic First Buy
- Part Boarded Loft With Ladders & Light
- Council Tax Band A
- Modern Refitted Kitchen
- Cul-De-Sac Location
- Energy Rating C

#### Entrance

Double glazed entrance door with window to the side, stairs to the first floor landing.

#### Landing

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

#### Lounge

13'10" x 10'8" (4.24 x 3.27)  
Double glazed, wall mounted electric fire, radiator.

#### Kitchen

10'8" x 6'10" (3.26 x 2.09)  
Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, part tiled walls, double glazed window, radiator.

#### Bedroom

10'5" x 10'2" (3.18 x 3.12)  
Double glazed window, fitted sliding door wardrobes, radiator.

#### Bathroom

6'10" x 5'4" min (2.10 x 1.65 min)  
Bath with shower over, WC and wash hand basin with built-under storage, tiling to walls and floor, double glazed window, radiator.

#### External

Externally there is an allocated parking bay.

#### Lease & Service Charge

The property has a 189 year lease dated from the 01/04/1983. Ground rent is £10 per year. There is also a service charge which includes buildings insurance this is £842.11 per year, paid over ten monthly instalments @ £84.21 per month.

#### 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>

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:

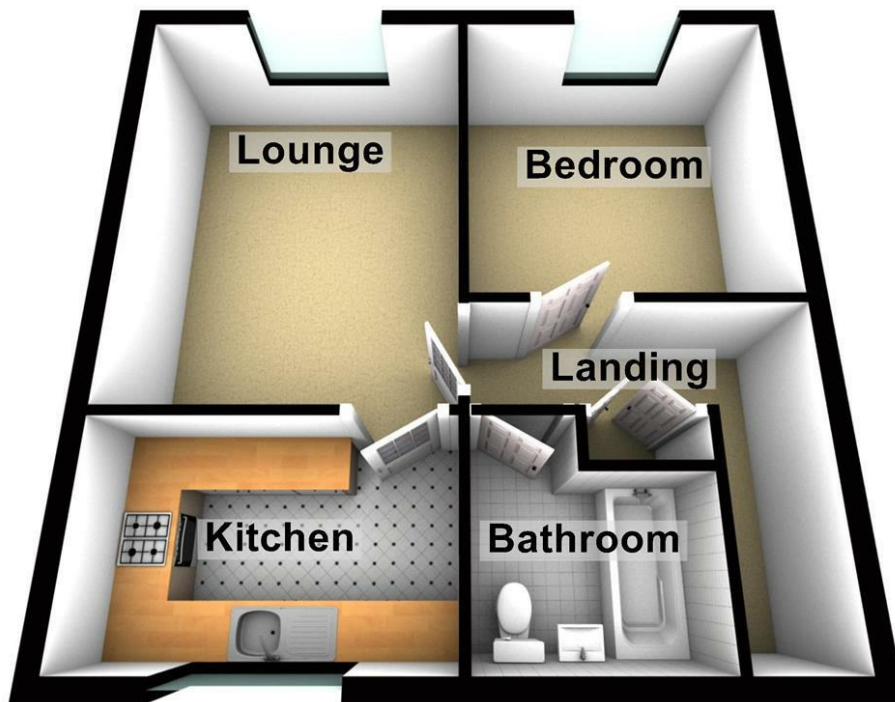
#### Traditional

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



# Floor Plan

## 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			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	