



## 21 Kings Vale , Wallsend, NE28 7JS

\*\* SUPERB TWO BEDROOM GROUND FLOOR APARTMENT \*\* MASTER BEDROOM WITH EN-SUITE \*\*

\*\* READY TO MOVE INTO \*\* VERY SPACIOUS \*\* SECURE INTERCOM ENTRY SYSTEM \*\*

\*\* INTEGRATED KITCHEN APPLIANCES \*\* COMMUNAL GARDENS \*\* RARE TO THE MARKET \*\*

\*\* AMPLE PARKING SPACES (UNALLOCATED) \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

\*\* 125 Year Lease from 1.1.2003 \*\* Service Charge includes: buildings insurance, window cleaning, garden maintenance and communal area maintenance \*\*

**O.I.R.O £140,000**



• Larger Style Two Bedroom Ground Floor Apartment

- En Suite Facilities
- Great First Time Buy

**Communal Entrance**

The property is accessed via a communal hallway which has an intercom entry system.

**Entrance Hallway**

7'6" x 4'8" (2.31 x 1.44)

Door leading to entrance lobby, storage cupboard, access to all rooms, tiled flooring.

**Lounge**

16'7" into bay x 12'5" (5.08 into bay x 3.80)

Upvc double glazed bay window, wood effect high gloss flooring

**Kitchen/Diner**

10'9" x 10'2" (3.30 x 3.11)

Fitted with a range of wall and base units with work surfaces over, integrated oven and induction hob, washing machine and fridge freezer, upvc double glazed window and vertical radiator and wood effect high gloss flooring

**Bedroom 1**

10'11" x 10'3" (3.32 x 3.13)

Upvc double glazed window, radiator, fitted wardrobes.

**En-Suite**

6'2" x 5'6" (1.89 x 1.69)

Double glazed window, ladder style

- Secure Entry System

- Ample Parking

- Energy Rating D

radiator, WC, wash hand basin, shower cubicle, fully tiled walls and floor.

**Bedroom 2**

17'3" max x 7'10" (5.27 max x 2.41)

Upvc double glazed window., radiator

**Bathroom**

7'4" x 6'4" (2.23 x 1.93)

Upvc double glazed window, ladder style radiator, fitted with wc , wash hand basin and bath, fully tiled walls and floor.

**External**

Externally there is a communal garden and parking.

**LEASE INFORMATION**

There is a 125 year lease from 1.1.2003 with 102 years remaining. The service charge is approximately £1068 per annum and ground rent £100 per annum.

**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,

- Two Double Bedrooms

- Well Presented Throughout

- Council Tax Band A

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.





## 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	