

19 Kings Vale , Wallsend, NE28 7JS

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome enquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** SUPERB TWO BEDROOM TOP 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 **

Offers Over £135,000



- Ready to Move Into
- En-Suite To Master
- Communal Garden Area

- Top Floor Apartment
- Ample Parking
- Energy Rating D

- Two Double Bedrooms
- Secure Intercom Entry
- Council Tax Band A

Entrance

Secure intercom entry system, leading into hallway, stairs to top floor, landing leading to..

Entrance Lobby & Hallway

Timber door into lobby, loft access.

Living Room

14'6" x 12'5" (4.42 x 3.78)

UPVc double glazed window, radiator.

Kitchen and Dining Area

10'9" x 10'2" (3.28 x 3.10)

UPVc double glazed window, radiator, breakfasting table to one side, part tiled walls, fitted with a range of floor and wall units, counters and sink, integral electric hob, extractor hood and oven, integral fridge, freezer, washing machine and dishwasher.

Master Bedroom

10'5" x 10'3" (3.18 x 3.12)

UPVc double glazed window, radiator, built in double wardrobe, access to..

En-Suite Shower Room

6'6" x 5'2" (1.98 x 1.57)

Fully tiled, extractor fan, ladder style radiator, WC, wash hand basin, shower cubicle.

Bedroom 2

17'7" x 8'0" (5.36 x 2.44)

UPVc double glazed window, radiator (currently being used as dressing area)

Bathroom

5'10" x 7'4" (1.78 x 2.24)

Fully tiled, extractor fan, ladder style radiator, WC, wash hand basin , bath.

Communal Gardens

To the rear of the building there are lawned communal garden areas with mature planting and shrubbery.

Parking

There is plenty parking access, there is an allocated bay for the apartment and plenty visitor parking to the front and side of the building.

External

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:

Rivers and the sea: Very low.

Surface water: Very low.

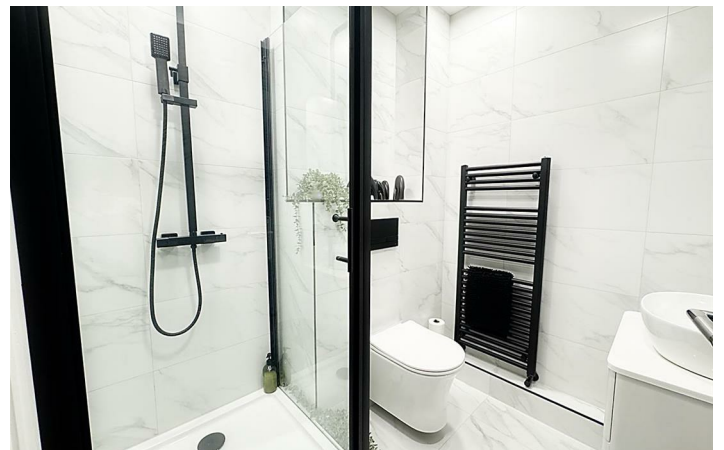
CONSTRUCTION:

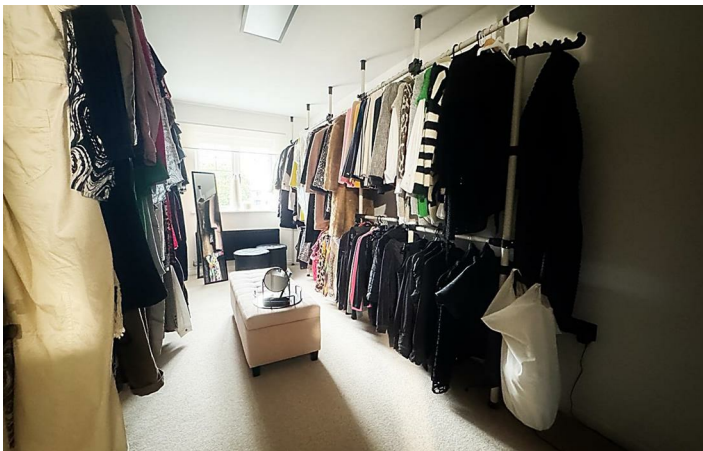
Traditional

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

Leasehold Information

The apartment is leasehold - 125 year from 1.1.2003, and with approximately 103 years remaining. The current ground rent is approximately £100 per annum. The service charge is approximately £1068 per annum. This information must be confirmed with your conveyancer.





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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	