

## 17 Falstaff Road , North Shields, NE29 7NS

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

GUIDE PRICE £70,000 TO £80,000 \*\* FIRST FLOOR FLAT \*\* TWO DOUBLE BEDROOMS \*\* POPULAR LOCATION CLOSE TO AMENITIES \*\*

\*\* IDEAL INVESTMENT OPPORTUNITY / FIRST BUY \*\* CHAIN FREE \*\* EXCELLENT ROAD LINKS \*\*

\*\* RENTAL POTENTIAL AROUND £750PCM \*\* 999 YEAR LEASE FROM 2007 \*\* COUNCIL TAX BAND A \*\*

ENERGY RATING C \*\*

**Price Guide £70,000**



- GUIDE PRICE £70,000 TO £80,000
- First Floor Flat - Two Double Bedrooms
- Ideal Investment Opportunity
- Popular Location Close To Amenities
- Chain Free
- Council Tax Band A
- 999 Year Lease from 2007
- Energy Rating C

**Entrance**  
Double glazed entrance door, stairs to the first floor landing.

4'1" x 2'8" (1.27 x 0.82)  
Double glazed window, WC.

### Landing

Access to all rooms.

### External

Externally there is a small garden area to the side.

### Lounge

16'6" into bay x 11'8" (5.05 into bay x 3.57)

**Broadband and Mobile**  
At the time of marketing this information is correct.

Double glazed bay window, laminate flooring, fireplace, storage cupboard, radiator.

Broadband: Highest available  
Speeds: Download: 1000 Mbps  
Upload: 1000 Mbps  
Mobile: EE>Limited Three> Limited 02>Limited Vodafone>Limited

### Kitchen

9'2" x 6'5" (2.80 x 1.97)  
Wall and base units with work surfaces over, sink unit. Double glazed window, cupboard.

### Flood Risks

At the time of marketing this information is correct.  
Yearly chance of flooding:  
Surface water: Very low risk.  
Rivers and the sea: Very low risk.

### Bedroom 1

14'0" x 11'0" (4.29 x 3.36)  
Double glazed window, cupboard, radiator.

### Bedroom 2

12'4" x 10'7" to robe. (3.78 x 3.23 to robe.)  
Double glazed window, cupboard, radiator.

### Lease Information

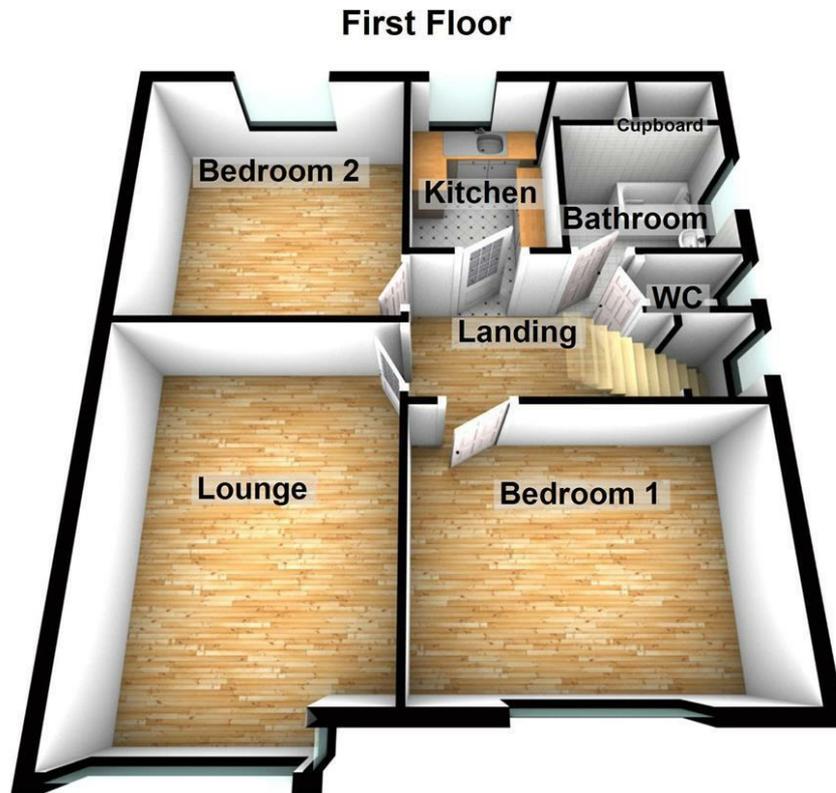
The property has a 999 year lease dated from 17/07/2007. No ground rent is payable.

### Bathroom

7'1" x 6'5" (2.17 x 1.96)  
Bath and wash hand basin, double glazed window, cupboard, radiator.



# 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>		72	75
(55-68) <b>D</b>			
(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	