

## 9 Limekiln Court , Wallsend, NE28 6QH

\*\* TWO BED GROUND FLOOR APARTMENT \*\* ALLOCATED PARKING BAY \*\*

\*\* GREAT FIRST TIME BUY OR INVESTMENT \*\* RENTAL INCOME APPROX £650 PCM \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

\*\* WITHIN WALKING DISTANCE TO HADRIAN ROAD METRO STATION \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING TBC \*\* LEASEHOLD 999 Years from 24.06.1999 \*\*

**Offers Over £65,000**



- Two Bedroom Ground Floor Flat
- Secure Intercom Entry System
- Energy Rating TBC

- Close to Local Amenities, Schools and Major Road Links and Metro Station
- Allocated Parking Bay
- Council Tax Band A

- Great First Time Buy
- Communal Gardens
- Leasehold 125 Years from 24 June 1999

### Communal Entrance

Entrance is through a secure intercom entry system. Once in, the property is straight ahead.

### Entrance

Timber door into..

### Hallway

L-shaped hallway with electric storage heater and cupboard and access to...

### Lounge

12'2" x 12'5" (3.72 x 3.79)

Two UPVc double glazed windows, electric storage heater and laminate flooring.

### Kitchen

12'11" x 6'7" (3.96 x 2.03)

UPVc double glazed window, part tiled walls, fitted with wall and floor units, work surfaces, sink unit, electric hob with an electric oven, extractor hood, plumbed for washing machine and laminate flooring.

### Bathroom

6'11" x 7'10" (2.11 x 2.39)

Tile effect panelled walls, fitted with a white three piece bathroom suite with shower over the bath.

### Bedroom 1

16'0" x 7'8" (4.89 x 2.34)

UPVc double glazed window, laminate flooring and electric storage heater.

### Bedroom 2

7'4" x 5'7" (2.24 x 1.72)

UPVc double glazed window, laminate flooring.

### External

There is an allocated parking bay and communal gardens.

### Leasehold

999 Year Lease from 24 June 1999.

We are advised that Service Charge is approximately £1680 per annum which includes, building insurance and upkeep of communal areas. This must be confirmed with your Conveyancer.

### 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, variable in-home  
Three-UK- Good outdoor, variable in-home  
Vodafone - Good outdoor, variable in-home

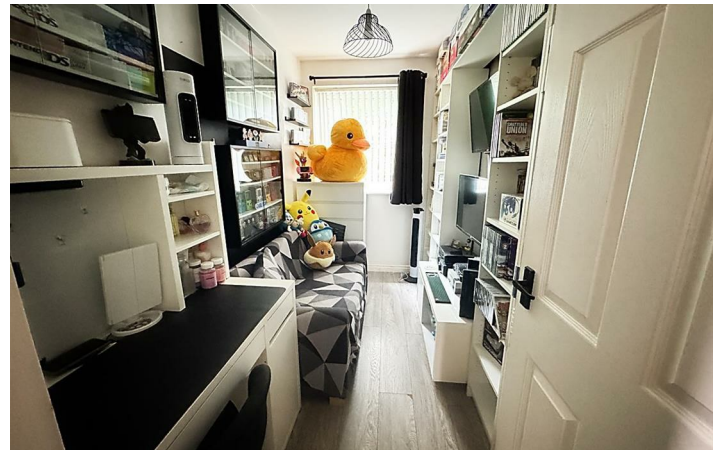
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

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

#### CONSTRUCTION:

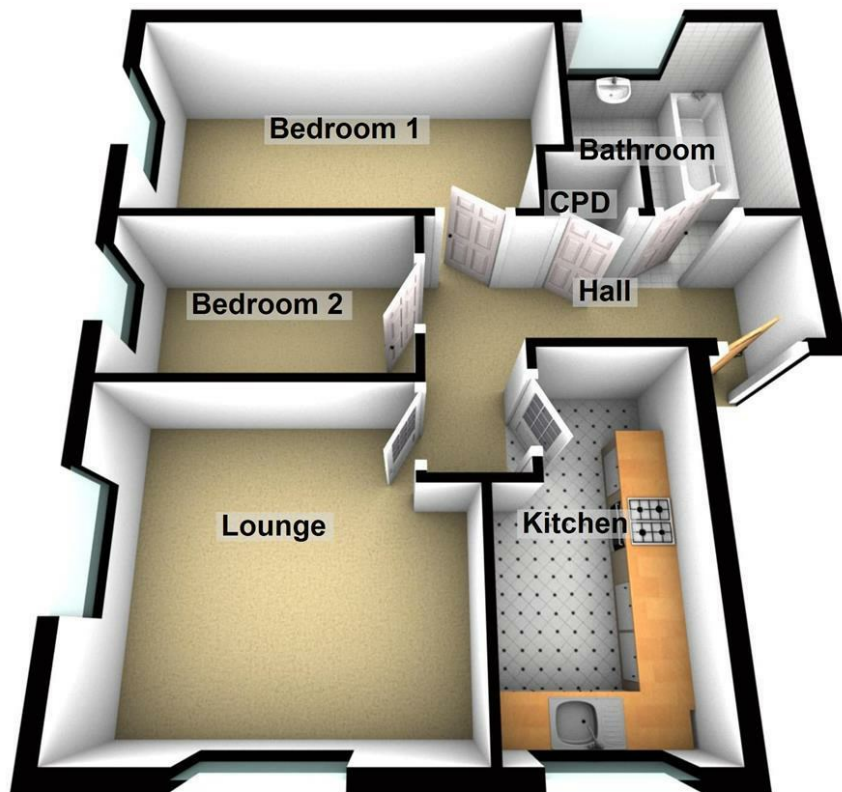
Traditional  
This information must be confirmed via your surveyor and legal representative





# Floor Plan

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