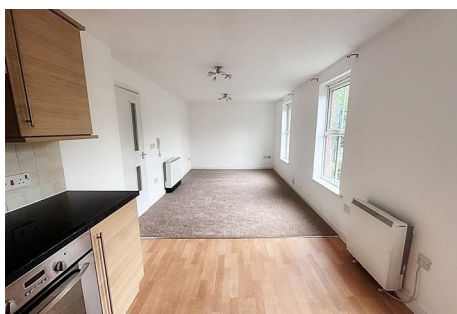




59 Alexandra Way

Henley Grange, Wallsend, NE28 9JX

CHAIN FREE • TWO BEDROOM FIRST FLOOR APARTMENT • NEWLY LAID CARPETS THROUGHOUT

ALLOCATED PARKING BAY • WALKING DISTANCE TO COASTWAY SHOPPING CENTRE

SPACIOUS OPEN PLAN LIVING AREA • SECURE INTERCOM ENTRY SYSTEM • JACK & JILL BATHROOM

ROAD LINKS TO THE A1058 COAST ROAD & A19 • IDEAL FIRST BUY • 125 YEAR LEASE FROM 2006

COUNCIL TAX BAND A • EPC RATING C

Offers Over £80,000



- Chain Free
- Convenient Location
- 125 Year Lease from 01.01.2006
- Allocated Parking
- Ideal 1st Buy
- Energy Rating C
- Secure Intercom Entry
- Rental Potential £700 pcm
- Council Tax Band A

Communal Entrance

Communal entrance with secure intercom, stairs to first floor.

Apartment Entrance

Solid wood door into the Hallway.

Lounge

14'0" x 9'10" (4.27 x 3.00)

Two UPVC double glazed windows, electric wall heater and intercom handset. Open plan with the kitchen at one side and the living area at the other.

Kitchen

9'5" x 9'11" (2.87 x 3.02)

UPVC double glazed window, fitted with range of wall and floor units and complimentary work surfaces, sink unit, integrated oven and hob with overhead extractor hood, washing machine and dishwasher, part tiled walls and vinyl flooring.

Bedroom 1

12'7" x 9'2" (3.84 x 2.79)

UPVC double glazed window, electric wall heater, and door to bathroom.

Bedroom 2

9'1" x 9'1" (2.77 x 2.77)

UPVC double glazed window, electric wall heater, storage cupboard.

Bathroom

7'6" x 5'6" (2.29 x 1.68)

UPVC double glazed window, ladder style heated towel rail, white three piece bathroom suite with over bath shower, tiling to the walls and laminate flooring.

External

There is an allocated parking bay and visitors parking also.

Leasehold information

Leasehold 125 years from 1.1.2006. We have been advised by the seller that the Annual Service charge is £1,169.67. This includes Building

Insurance and upkeep of Communal Areas. This information 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		