



10 Limekiln Court , Wallsend, NE28 6QH

- TWO BEDROOM GROUND FLOOR APARTMENT • NEARBY SHOPS, SCHOOLS, & BUS SERVICES •
- WALKING DISTANCE TO METRO STATION • ALLOCATED PARKING BAY • FANTASTIC FIRST BUY •
- CHAIN FREE • 999 YEAR LEASE FROM 1999 • COUNCIL TAX BAND A • ENERGY RATING C •

Offers Over £60,000



- Two Bedroom Ground Floor Flat
- Ideal First Time Buy
- Allocated Parking Bay
- Nearby Shops & Schools
- Metro Station Close By
- Bus Services To Newcastle & The Coast
- 999 Year Lease From 1999
- Council Tax Band A
- Energy Rating C

Communal Entrance

Intercom entry system.

Hallway

Access to all rooms, electric wall heater.

Lounge

3.30 x 4.27

Double glazed window, electric room heater.

Kitchen

2.74 x 3.00

Fitted with wall and base units, integrated oven and hob, sink unit, double glazed window.

Bedroom 1

3.38 x 3.81

Double glazed window, cupboard, electric room heater.

Bedroom 2

3.38 x 1.98

Double glazed window, electric room heater.

Bathroom

Comprising; bath with shower over, WC and wash hand basin.

External

Externally there is an allocated parking bay.

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>

<https://checker.ofcom.org.uk>

EE-

Good in-home and outdoor

O2-

Variable in-home, good outdoor

Three-UK-

Variable in-home, good outdoor

Vodafone_

Good in-home and 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

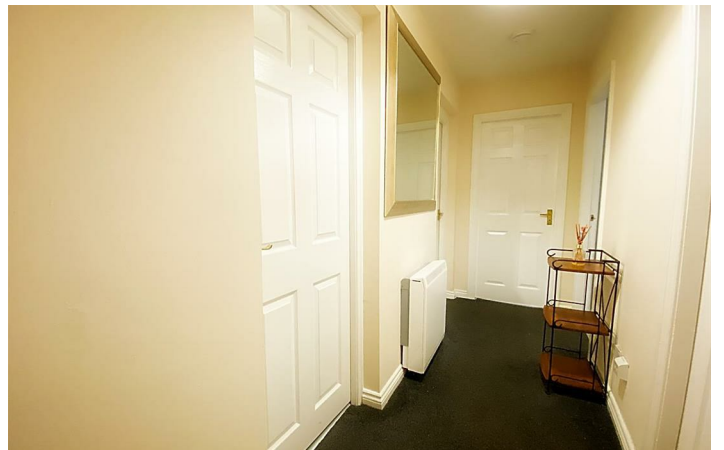
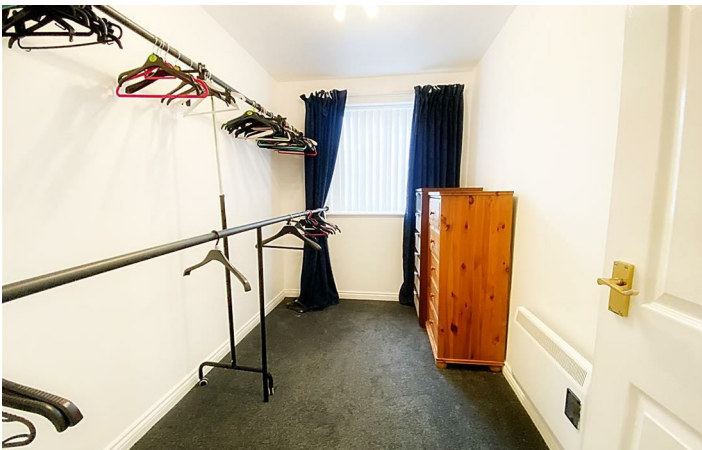
This information must be confirmed via our surveyor.

Lease & Service Charges

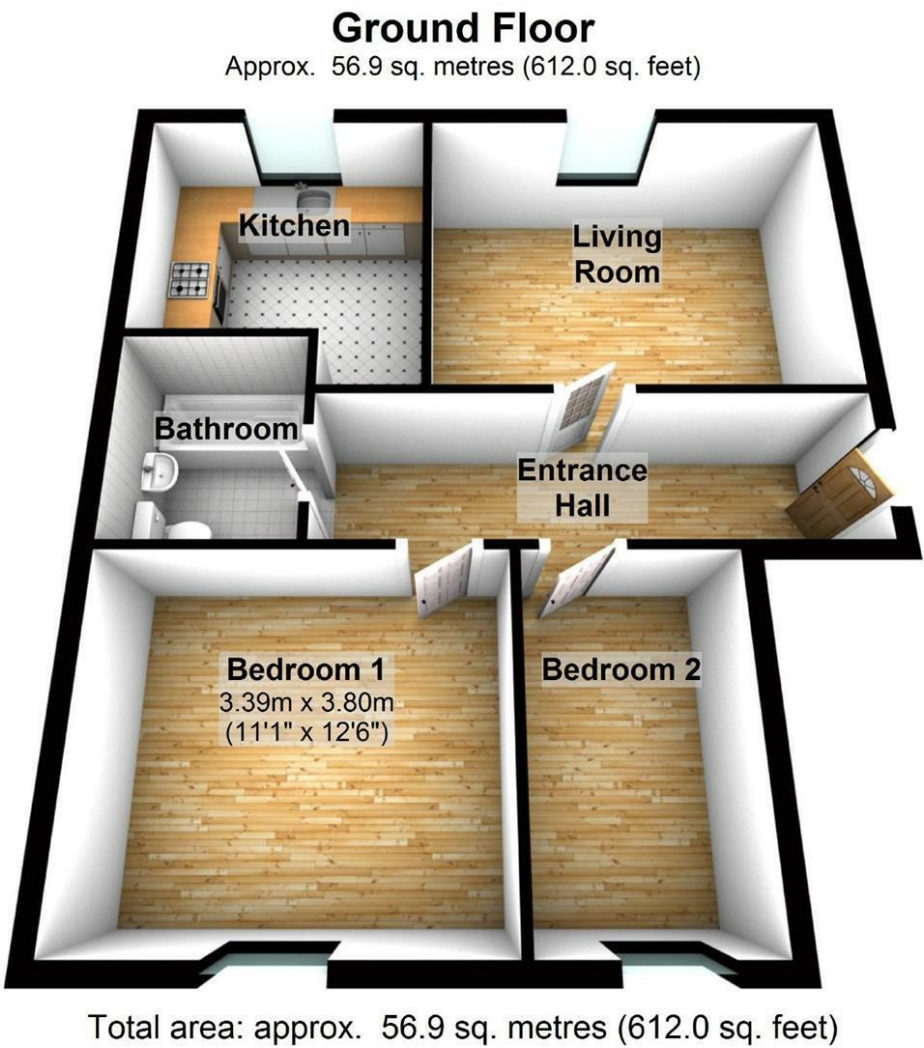
We have been advised the property

has a 999 year lease dated from 24/06/1999 with now ground rent.

There is a services charge of around £140 per month.



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	74	78
(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