



## 61 Dilston Grange

Hadrian Village, Wallsend, NE28 6JH

\*\* WELL PRESENTED AND READY TO MOVE INTO \*\* TOP FLOOR APARTMENT \*\* TWO BEDROOMS \*\*

\*\* MASTER BEDROOM WITH DRESSING ROOM \*\* RESIDENT PARKING TO REAR \*\* LOVELY VIEWS \*\*

\*\* SECURE INTERCOM ENTRY SYSTEM \*\* GREAT FIRST BUY \*\* COUNCIL TAX BAND A \*\*

\*\* WITHIN WALKING DISTANCE TO METRO STATION \*\* ENERGY RATING TBC \*\*

\*\* LEASEHOLD 125 YEARS FROM 01.01.2005 \*\*

**Offers Over £90,000**



- Top Floor Apartment
- Dressing Room
- Council Tax Band A
- Two Bedrooms
- Resident Parking
- Lease 125 year From 1.1.2005
- Lovely Views
- Intercom Entry System
- Energy Rating TBC

#### Entrance

Secure intercom entry into a communal hallway and staircase which services three apartments only - one on each floor.

#### Hallway

Entrance door, radiator, storage cupboard, and laminate flooring.

#### Living Room

11'2" x 16'4" (3.40 x 4.97)  
A lovely room with great views! It has open plan access to the Kitchen, a double glazed window, and French doors to the Juliet balcony, decorative coving, and laminate flooring.

#### View from Living Room

#### Kitchen

9'0" x 8'7" (2.74 x 2.62)  
Double glazed window, laminate flooring, The Kitchen has been refitted with a range of floor and wall units, counters and sink, electric hob, extractor hood and an electric oven.

#### Bathroom

6'11" x 5'0" (2.10 x 1.53)  
Comprising; bath with overhead shower, WC and wash hand basin. Tiling to walls, panelling to ceiling and spotlights to ceiling and ladder style radiator.

#### Bedroom 1

8'6" x 12'0" (2.60 x 3.67)  
Double glazed window and radiator. Decorative coving.

#### Dressing Room

7'3" x 5'1" (2.20 x 1.54)  
Double glazed window and radiator. Decorative coving.

#### Bedroom 2

8'6" x 7'8" (2.60 x 2.34)  
Double glazed window and radiator. Decorative coving.

#### Landing Access To Property

#### External

There are communal grounds to the front, rear and side. TAt the rear of the property there is a car park, this is not allocated parking but space is plentyfull.

#### Leasehold Information

The apartment has a 125 year lease dated from 1.1.2005, with approximately 105 years remaining. There is an annual ground rent of £450.00 which increases every ten year by £150 until its seventh term. There is also a monthly service charge which includes the building insurance, grounds and communal area maintenance of £128.00 per month. We have a copy of the Title register and the lease.

#### Para - 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, variable in-home

O2- Good outdoor

Three - Good outdoor and 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:

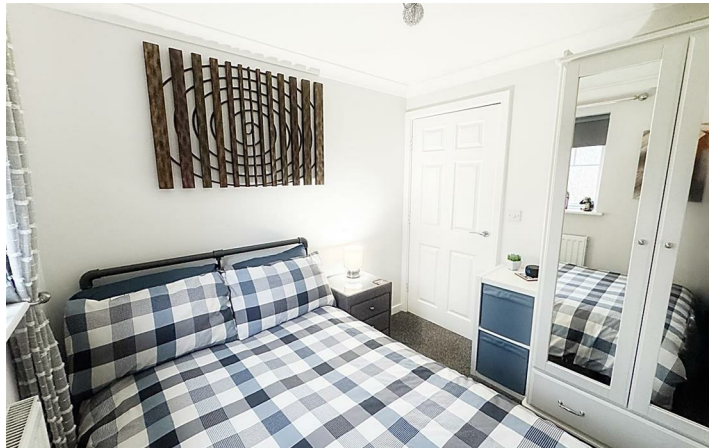
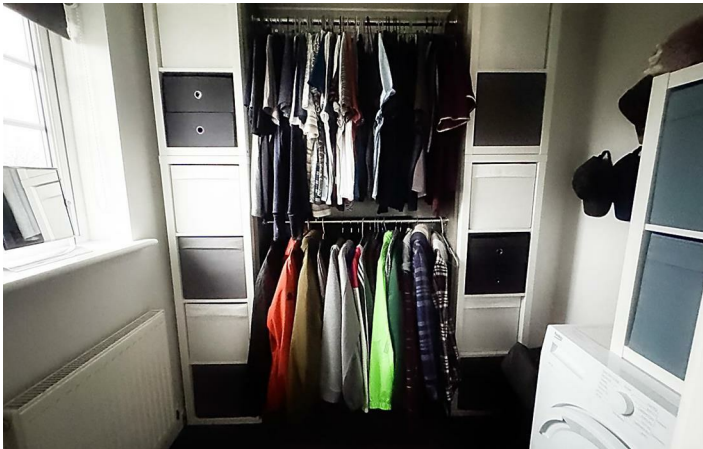
Traditional

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









Floor Plan

Top 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 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	78	79
(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		