



29 Bray Close

Battle Hill, Wallsend, NE28 9RJ

CHAIN FREE • CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS

SPACIOUS TWO BEDROOM GROUND FLOOR FLAT • SHOWER ROOM • COMMUNAL GARDEN

IDEAL FOR FIRST TIME BUYER • LEASEHOLD 125 YEARS FROM 20.12.2004 • COUNCIL TAX BAND A

ENERGY RATING C

Offers Over £80,000



- Chain Free
- Great First Time buy

- Leasehold 125 Years from 20.12.2004

Entrance

UPVc door into entrance hallway - storage cupboards, laminate flooring, access to..

Lounge

12'2" x 14'1" (3.71 x 4.29)
UPVc double glazed window, radiators, laminate flooring.

Kitchen

6'4" x 11'3" (1.93 x 3.43)
UPVc double glazed window, radiator, part tiled walls and tiled flooring, range of floor units, counters and sink, plumbed for washing machine.

Bedroom 1

14'10" x 9'1" (4.53 x 2.79)
UPVc double glazed window, radiator, laminate flooring.

Bedroom 2

9'2" x 6'9" (2.79 x 2.06)
UPVc double glazed window, radiator, laminate flooring.

Shower Room

5'10" x 9'1" max (1.78 x 2.78 max)
Radiator, walk in shower, WC and wash hand basin.

External

There is a lawned garden area to the front.

- Spacious Accommodation
- Close to Local Amenities, Transport Links and Schools
- Council Tax Band A

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 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

- Two Good Sized Bedrooms
- Communal Garden
- Energy Rating C

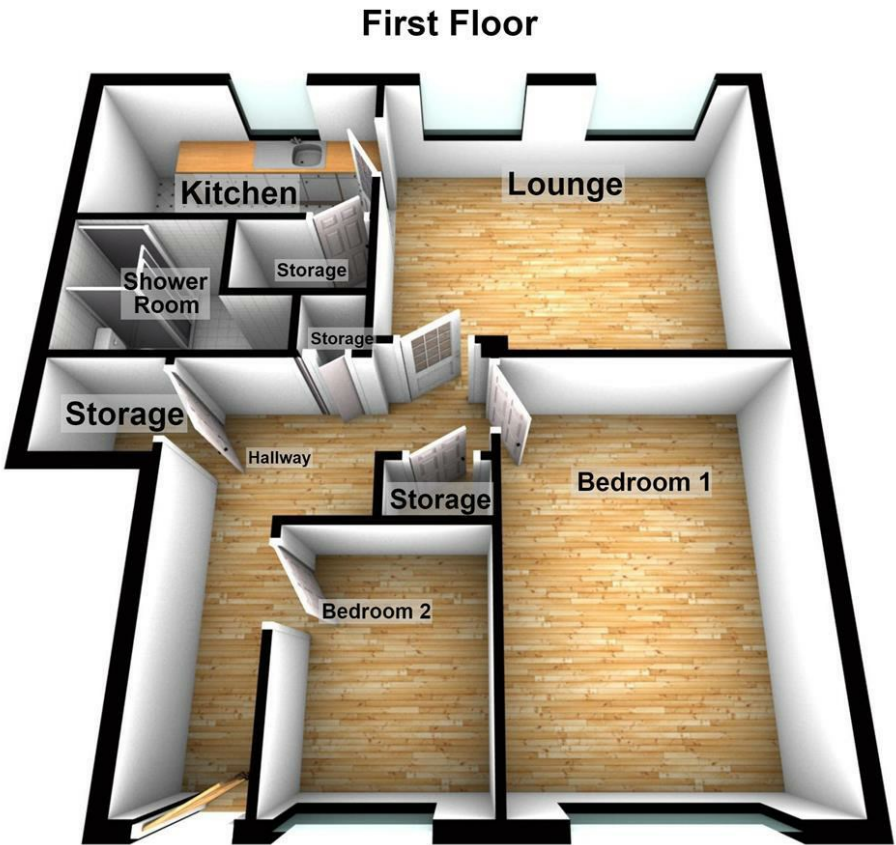
via your surveyor and legal representative.

Leasehold

125 years from 20 December 2004.
We have been advised that Ground Rent is currently £10 per annum, Management Fees are £92 per annum and Insurance is £247 payable to North Tyneside Council. This information must be confirmed via your 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	72	73
(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		