



## 33 Praetorian Drive , Wallsend, NE28 6RQ

\*\*\* GUIDE PRICE £70,000 - £80,000 \*\*\*

\*\* CHAIN FREE \*\* TWO BEDROOM TOP FLOOR APARTMENT \*\* SECURE INTERCOM ENTRY SYSTEM \*\*

\*\* GREAT FIRST TIME BUY \*\* RECENTLY PAINTED AND NEW FLOORING THROUGHOUT \*\*

\*\* WITHIN WALKING DISTANCE TO WALLSEND METRO STATION \*\* OFF STREET PARKING \*\*

\*\* 999 YEAR LEASE FROM 01.01.1996 \*\* CLOSE TO LOCAL AMENITIES \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

Guide Price £70,000



- \*\*\* GUIDE PRICE £70,000 - £80,000 \*\*\*
- Great First Time Buy
- Secure Intercom Entry System
- Leasehold 999 years from 1 January 1996

- Chain Free
- With Walking Distance to Wallsend Metro Station
- Council Tax Band A

- Two Bedroom Top Floor Apartment
- Close to Local Amenities
- Energy Rating C

**Communal Entrance**

Secure Intercom entry, Communal hallway, stairs to top floor

**Entrance**

Radiator, cupboard, access to the lounge, two bedrooms and bathroom/WC

**Lounge**

19'5" x 14'2" max (5.92 x 4.34 max)  
An L shaped room with double glazed windows to the front. Radiators. Open archway through to the kitchen.

**Kitchen**

8'9" x 6'0" (2.67 x 1.85)  
Fitted with a range of wall and base units. Integrated electric oven and gas hob with extractor hood above. Space and plumbing for a washing machine. Part tiled walls. Double glazed window to the side.

**Bathroom**

8'9" x 6'0" (2.67 x 1.85)  
Comprising; bath with shower above, WC and wash hand basin. Double glazed frosted window to the rear. Part tiled walls. Radiator.

**Bedroom 1**

12'2" x 11'5" max (3.71 x 3.48 max)  
Double glazed window to the rear. Radiator. Door to the bathroom/WC.

**Bedroom 2**

11'5" x 7'1" (3.48 x 2.16)  
Double glazed window to the rear. Radiator.

**External**

There are communal gardens and off street parking is available.

**Lease & Service Charge**

Lease 999 years from 1 January 1996. There is a service charge payable which is £564.83 per quarter.

**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, variable in-home

Vodafone - Good outdoor, variable in-home  
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

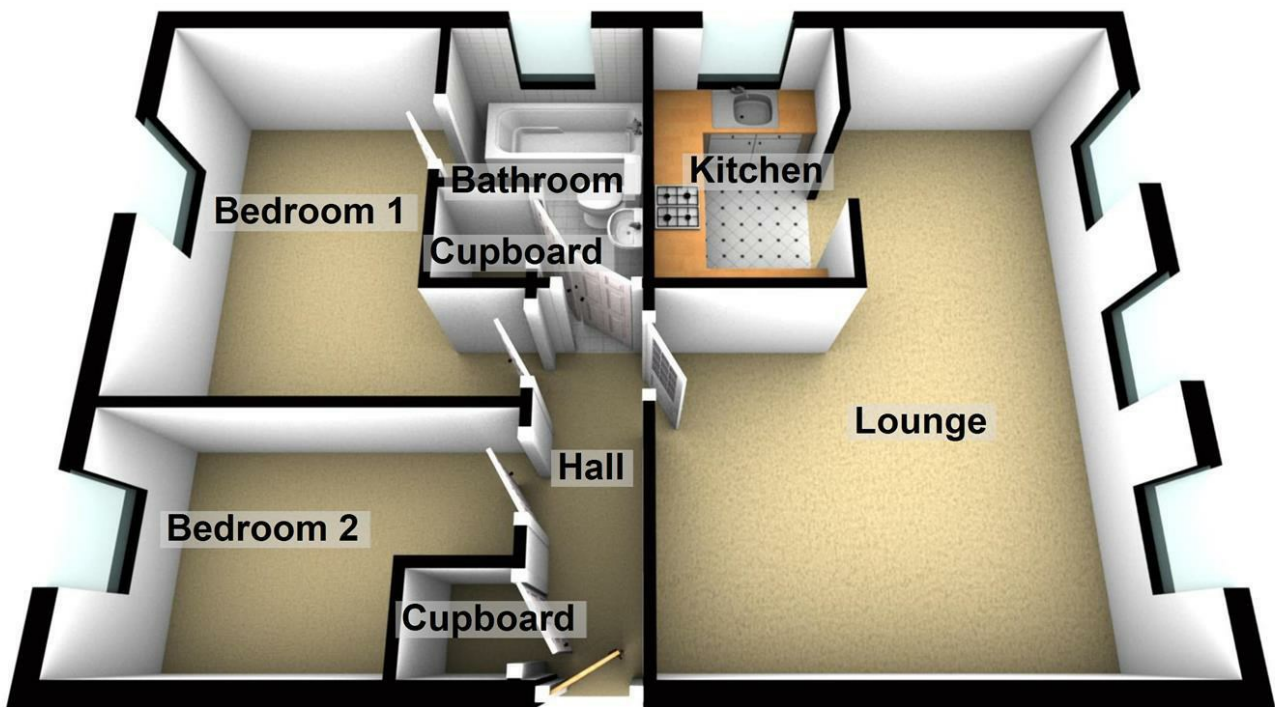
**FLOOD RISK:**  
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

**CONSTRUCTION:**  
Traditional  
This information must be confirmed via your surveyor and legal representative.



## Floor Plan

### 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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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	