next2buy property retailers make the next step easy

29 Bray Close

Battle Hill, Wallsend, NE28 9RJ

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

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

2 1 null C

- Chain Free
- Great First Time buy
- Leasehold 125 Years from 20.12.2004
- Spacious Accommodation
- Close to Local Amenities, Transport Links and Schools
- Council Tax Band A
- Two Good Sized Bedrooms
- Communal Garden
- Energy Rating C

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

Communcal garden

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.

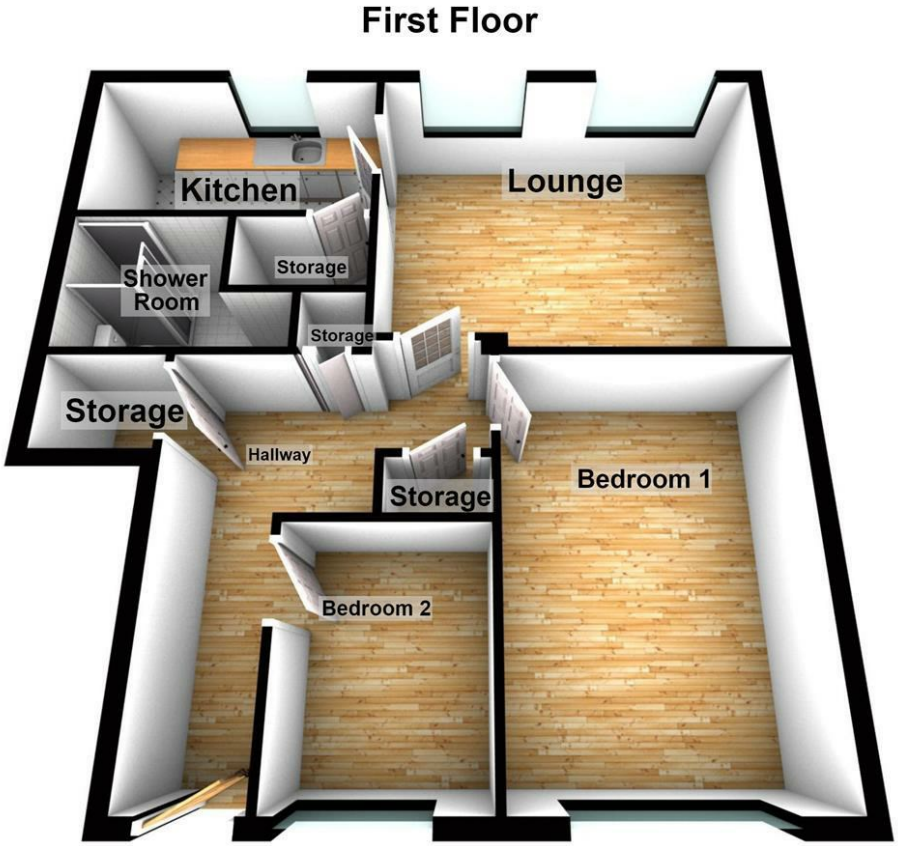
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

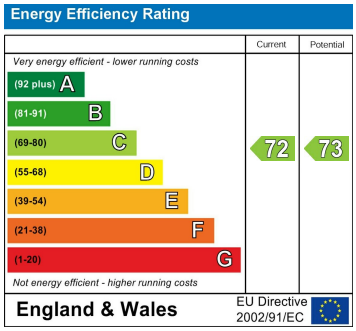
Leasehold

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

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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com