

## 14a Holly Avenue , Wallsend, NE28 6PA

\*\* CHAIN FREE \*\* SPACIOUS FIRST FLOOR FLAT \*\* GREAT FIRST BUY OR INVESTMENT \*\*

\*\* CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS \*\* METRO STATION 1 MINUTE WALK \*\*

\*\* RENTAL INCOME APPROX £675-£725 PCM\*\* COUNCIL TAX BAND A \*\*

\*\* ON STREET PERMIT PARKING \*\* 999 YEAR LEASE FROM MAY 2004 \*\* ENERGY RATING D \*\*

Offers Over £85,000



- Chain Free
- Close to Local Amenities and other Transport Links
- Council Tax Band A
- Spacious Two Bedroom First Floor Flat
- Great First Time Buy or Investment
- On Street Permit Parking
- One Minute Walk to Metro Station
- Energy Rating D
- 999 YEAR LEASE FROM MAY 2004

### Entrance

Timber door, stairs to first floor landing

### Landing

Access to bathroom, lounge and bedrooms.

### Bathroom

11'5" x 8'1" (3.48 x 2.47)

Comprising , bath, separate shower cubicle, WC, hand wash basin, radiator and laminate flooring.

### Lounge

14'9" x 11'8" (4.51 x 3.56 )

Double glazed window, feature fireplace with electric fire, laminate flooring, radiator, coving, alcove and storage cupboard.

### Kitchen

9'9" x 7'0" (2.99 x 2.15)

Fitted with range of wall and floor units, tile effect laminate flooring, five ring gas hob with overhead extractor fan , built in oven, plumbed for washing machine and space for fridge freezer. Appliances there can be included but we cannot confirm in working order.

### Bedroom 1

16'6" into bay x 12'4" into alcove (5.05 into bay x 3.77 into alcove)

Double glazed bay window, laminate flooring, alcoves and radiator. Furniture can be included.

### Bedroom 2

8'3" x 7'5" (2.54 x 2.28)

Double glazed window, radiator. Furniture can be included.

### Leasehold

Leasehold 999 years from 21 May 2004. We believe this is a Peppercorn Lease but his must be confirmed via your conveyancer.

### 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 and in-home  
O2 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:

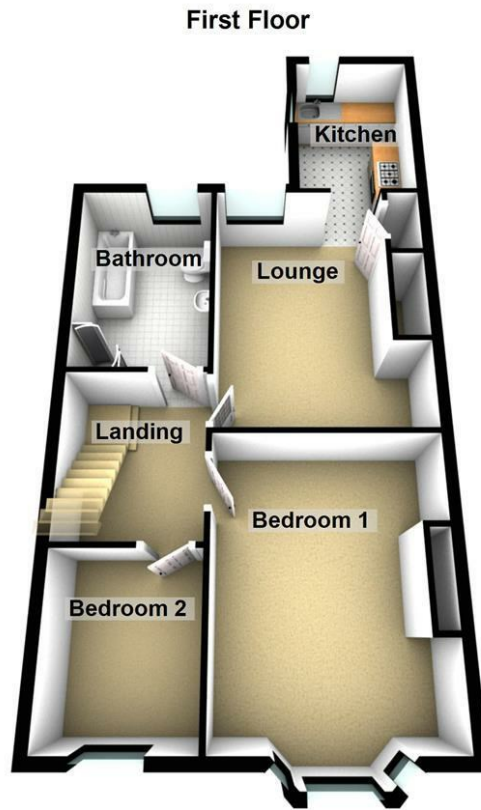
Traditional

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





# Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	62
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	