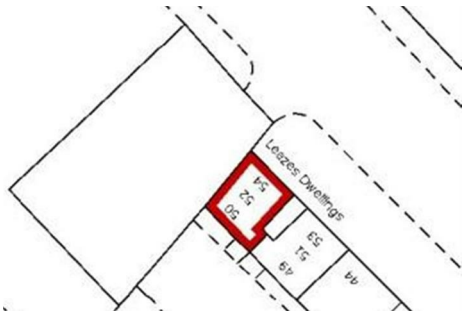
next2buy property retailers make the next step easy









50 Leazes Court Barrack Road

, Newcastle Upon Tyne, NE4 5AY

GUIDE PRICE £80,000 TO £90,000 • CHAIN FREE • ONE BEDROOM GROUND FLOOR FLAT

WITHIN WALKING DISTANCE TO NEWCASTLE CENTRE CENTRE AND ST JAMES PARK.

CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND WITHIN WALKING DISTANCE TO LEAZES PARK

COMMUNAL GARDENS AND PARKING TO REAR • SECURE ENTRY SYSTEM • COUNCIL TAX BAND A

ENERGY RATING D • LEASEHOLD 125 YEARS FROM 12.12.2002 •

INVESTMENT OPPORTUNITY OR FIRST TIME BUY.

Guide Price £80,000

1 1 1 D

- Guide Price £80,000 to £90,000
- Great Investment Opportunity or First Time Buy
- With Walking Distance to Newcastle City Centre
- Close to Local Amenities, Transport Links, Schools and Universities
- Communal Gardens and Parking to Rear
- One Bedroom Ground Floor Flat
- Energy Rating D
- Leasehold 125 Years from 12.12.2002
- Council Tax Band A

Communal Entrance

Secure Entry system via fob into communal area and access to property which is situated on ground floor.

Entrance Porch

Storage cupboard door into inner hallway

Inner Hallway

6'2" x 3'10" max (1.90 x 1.17 max)
Access to kitchen, lounge, bedroom and bathroom

Kitchen

11'6" x 10'0" (3.51 x 3.06)
Rear Elevation. Fitted with wall and floor units with complimentary work surfaces, integrated fridge freezre, dishwasher, washing machine, built in oven and hob with overhead extractor hood, sink unit and boiler.

Lounge

12'7" x 12'5" (3.84 x 3.81)
Two double glazed windows, radiator, electric fireplace.

Bedroom

12'7" max x 12'3" (3.86 max x 3.75)
Double glazed window, radiataor, Front Elevation

Bathroom

9'6" x 9'0" (2.92 x 2.76)
Double glazed window, ladder style radiator, shower cubicle, bath, WC and wash hand basin. Part tiled walls and tiled floor.

Leasehold

Lease 125 years from 12 December 2002. we have been advised that Ground Rent is £10 per annum payable to Newcastle City Council and Services Charges are between £200 and £300 per annum. This information must be confirmed via your legal representative.

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 and in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor and 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.

















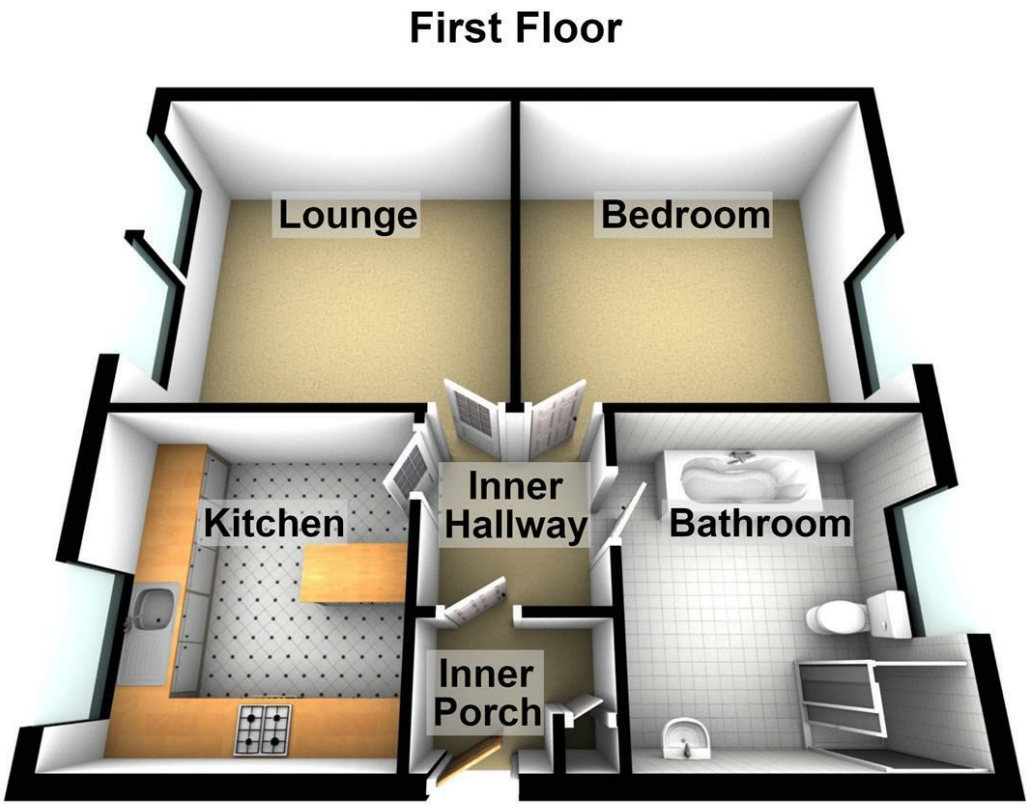




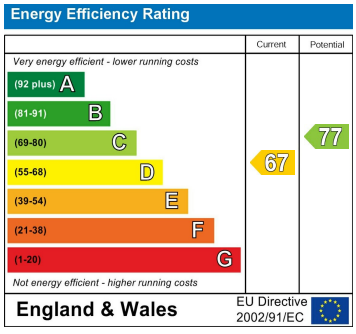




Floor Plan



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 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