next2buy property retailers make the next step easy









12 Plantation Street

, Wallsend, NE28 6RD

FIRST FLOOR APARTMENT • TWO BEDROOMS • READY TO MOVE INTO • GREAT FIRST TIME BUY

SECURE INTERCOM ENTRY SYSTEM • CLOSE TO SHOPS • BUS SERVICES & METRO STATION

OPEN PLAN LOUNGE/DINING ROOM • ON SITE PARKING • COMMUNAL GARDENS

COUNCIL TAX BAND A • 999 YEAR LEASE FROM THE 1ST JANUARY 1996 • ENERGY RATING TBC

Offers Over £75,000

2 1 1

- Chain Free
- Great First Time Buy
- Within Walking Distance to Wallsend Metro Station
- On Site Parking
- Two Double Bedrooms
- Secure Entry System
- Energy Rating TBC
- Councl Tax Band A
- Leashold 999 Year From 1 January 1996

Communal Entrance
The property is accessed via a communal entrance with intercom entry system.

Hallway
10'5" x 3'3" (3.20 x 1.01)
Storage cupboard, radiator and access to all rooms.

Open Plan Lounge/Diner
19'5" x 14'2" (5.93 x 4.34)
Three double glazed windows, radiator and access to kitchen.

Kitchen
8'8" x 6'0" (2.65 x 1.83)
Fitted with range of wall and base units with complimentary work surfaces, integrated oven and electric hob with overhead extractor hood, sink unit and plumbed for washing machine. Double glazed window.

Bedroom 1
11'9" x 11'3" max (3.60 x 3.44 max)
Two double glazed windows, radiator. Access to the bathroom.

Bedroom 2
11'4" x 7'6" (3.47 x 2.29)
Double glazed window and radiator

Bathroom
8'7" x 6'3" (2.64 x 1.92)
Comprising; bath with overhead shower, WC and wash hand basin. Double glazed window, plastic cladding to walls, cupboard and radiator.

External
Externally there is space for off street parking and communal gardens.

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, variable in-home
Vodafone - Good outdoor

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

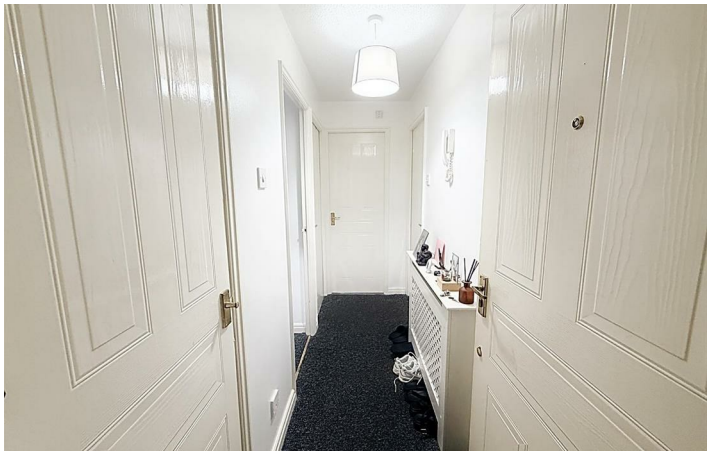
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

Leasehold
The property has a 999 year lease dated form 01/01/1996, ground rent is £50 per year. There is also a service charge of around £2407.89 per annum. This information must be confirmed with your Legal Representative

Segedunum
Segedunum Roman Fort and Museum is the most thoroughly excavated Roman fort at the eastern end of Hadrian's Wall, featuring a museum, reconstructed bathhouse, and a 35-metre viewing tower.

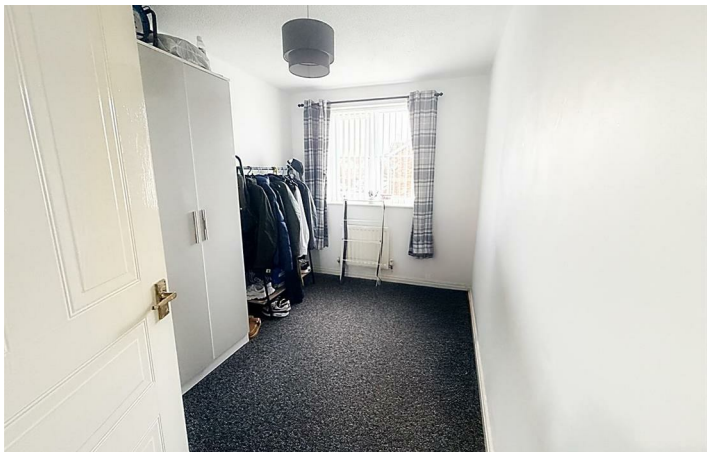












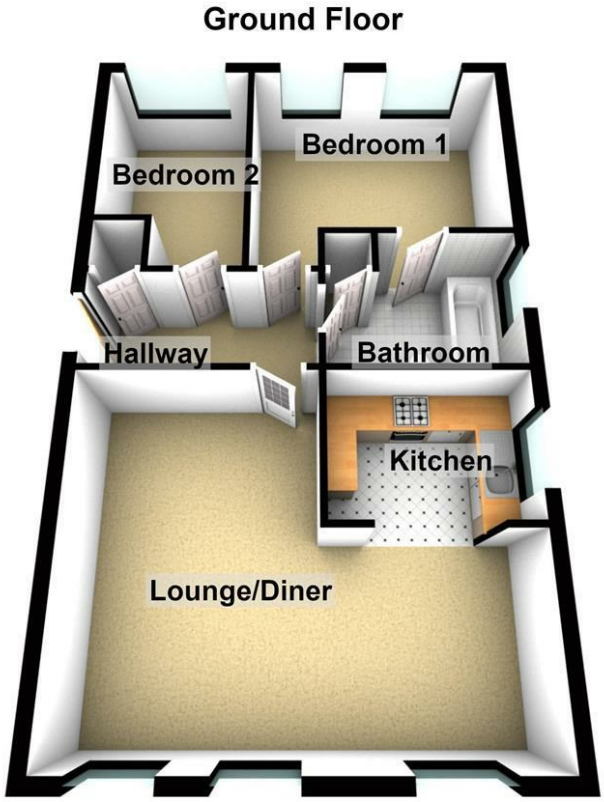




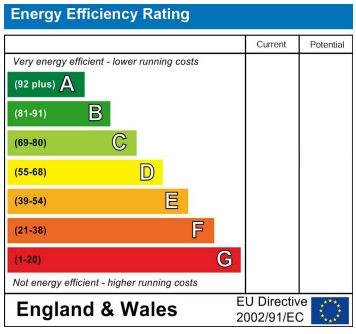




Floor Plan



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.



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