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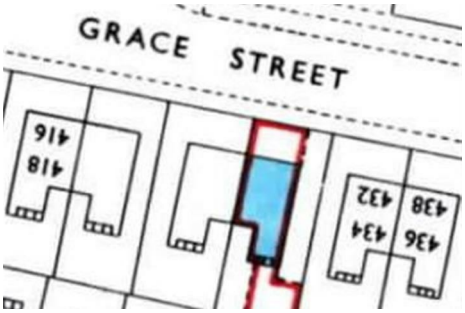
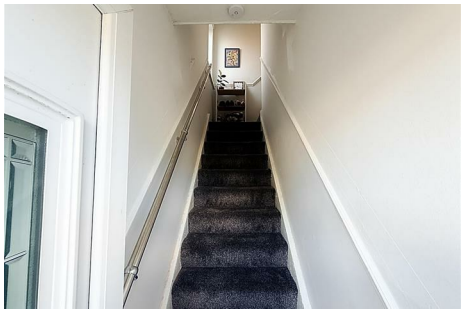




428 Grace Street

Byker, Newcastle Upon Tyne, NE6 2RQ

CALL ALL LANDLORDS • TWO BEDROOM FIRST FLOOR FLAT • TO BE SOLD WITH TENANT IN SITU

COUNCIL TAX BAND A • ENERGY RATING C • CURRENTLY RENTED AT £675 PCM

CLOSE TO LOCAL AMENITES, TRANSPORT LINKS AND SCHOOLS • TO BE SOLD WITH TENANT IN SITU

PRIVATE SOUTH FACING REAR GARDEN • 125 YEAR LEASE FROM 21 DECEMBER 1992

PART OF THE SELECTIVE LICENSED AREA

Offers Over £70,000

2 1 1 C

- First Floor Flat
- Current Rent £675 pcm
- Energy Rating C
- Two Double Bedrooms
- To be Sold with Tenant In Situ
- 125 YEAR LEASE FROM 21 DECEMBER 1992
- Private South Facing Rear Garden
- Council Tax Band A

Entrance
UPVC door and stairs to first floor accommodation

Landing
Access to lounge and bedrooms, radiator and dado rail.

Lounge
21'0" x 11'2" max (6.42 x 3.42 max)
Double glazed window, radiator, coving to ceiling, dado rail and ceiling rose. Access to rear lobby

Rear Lobby
Double glazedbay window. Access to kitchen and stairs to rear garden.

Kitchen
8'7" x 6'4" (2.62 x 1.95)
Double glazed window, laminate flooring. Fitted with range of wall and base units with work surfaces, gas hob with overhead extractor hood and built in electric oven, sink and plumbed for washing machine.

Bathroom
8'4" x 4'5" (2.56 x 1.37)
Two double glazed windows, radiator, plastic cladding to walls, laminate flooring, WC, wash hand basin and bath with ovehead shower.

Bedroom 1
13'2" x 8'9" (4.02 x 2.68)
Double glazed window, radiator, dado rail.

Bedroom 2
9'11" x 8'6" (3.03 x 2.61)
Double glazed window, built in wardrobe, radiator and picture rail.

External
To the rear there is a private South facing rear garden with patio area, lawn and fenced perimiter.

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

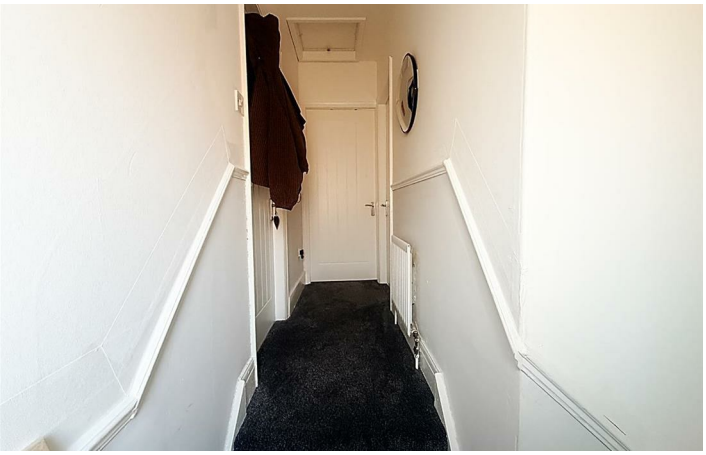
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

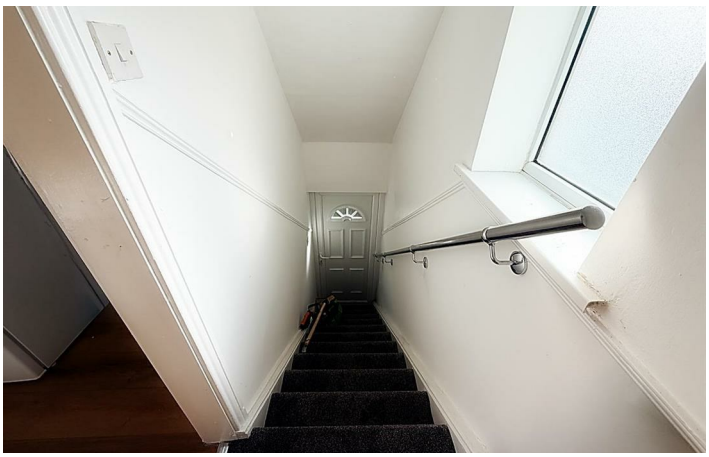
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

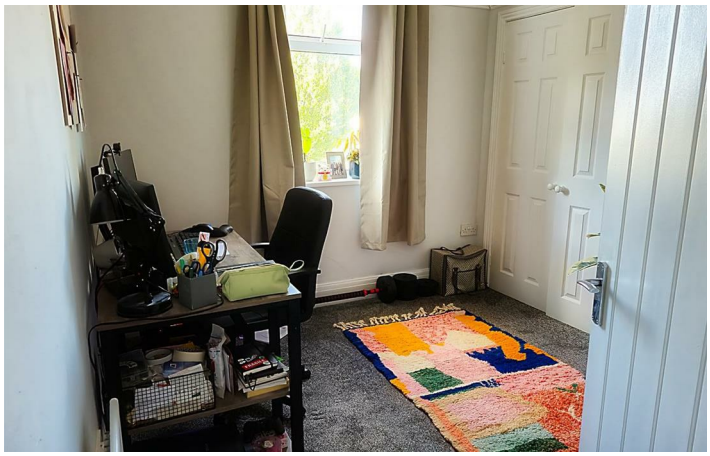
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

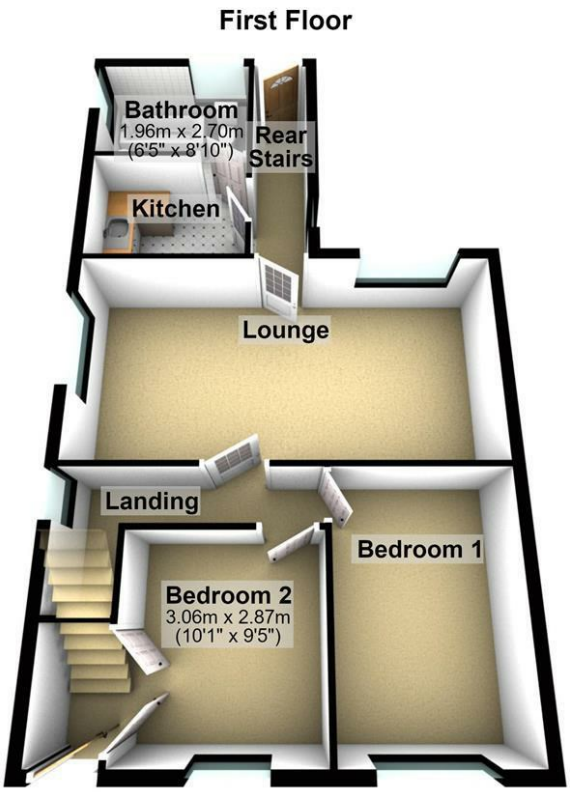
Leasehold
125 Year Lease from 21st December 1992. We have been advised by the seller there is a service charge of £210 per year and this includes basic building insurance payable to Your Homes Newcastle and Ground rent is £10. This property is part of the Selective Licensed Area.



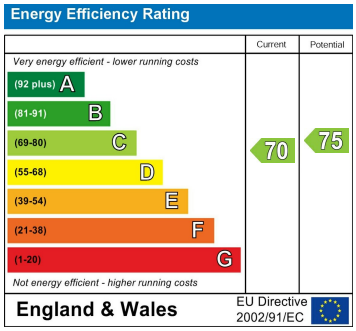




Floor Plan



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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