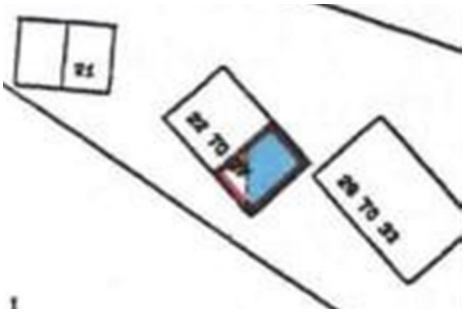
next2buy property retailers make the next step easy



25 Tiberius Close

Roman Court, Wallsend, NE28 6RH

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 ** ONE BEDROOM APARTMENT ** SECURE INTERCOM ENTRY SYSTEM **

** GREAT FIRST TIME BUY ** WITHIN WALKING DISTANCE TO WALLSEND METRO STATION **

** 999 YEAR LEASE FROM 23.01.1996 ** CLOSE TO LOCAL AMENITIES ** OFF STREET PARKING **

** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £65,000

1 1 1 C

- 1st Floor Apartment
- Communal Rear Garden
- Walking Distance to Metro Station
- No Onward Chain
- One Double Bedroom
- Energy Rating C
- Secure Intercom Entry
- Long Leasehold 999 from 23.1.1996
- Council Tax Band A

Communal Entrance

Communal entrance door, secure entry system. Staircase leading to the first floor landing and the apartment entrance.

Apartment Entrance

Timber entrance door leading into the hallway. Two good size storage cupboards, wood effect laminate flooring, access into all rooms.

Living Room

14'2" x 9'0" (4.32 x 2.74)
Double glazed patio doors with a Juliet balcony, and plantation style shutters, radiator, decorative coving, laminate flooring, and a feature fire place.

Kitchen

8'1" x 10'8" (2.46 x 3.25)
Double glazed window to the rear elevation with plantation style shutters, ladder style radiator, fitted wall and base units, counter top surfaces, electric hob, built in electric oven, extractor hood, plumbing for a washing machine, part tiled walls, wood effect laminate flooring.

Bedroom One

14'2" x 8'2" (4.32 x 2.49)
Double glazed window to the front elevation with plantation style shutter, fitted cupboard, wood effect laminate flooring.

Shower Room

7'9" x 4'8" (2.36 x 1.42)
Double glazed window to the rear elevation with plantation style shutters, ladder style radiator, WC, hand wash basin, shower cubicle.

External

There are communal gardens and an allocated parking bay.

Leasehold Information

The apartment is leasehold - 999 years from 1996, and with approximately 975 years remaining. There is an annual service charge of approximately £1700 per annum. This must be confirmed via your conveyancer

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.

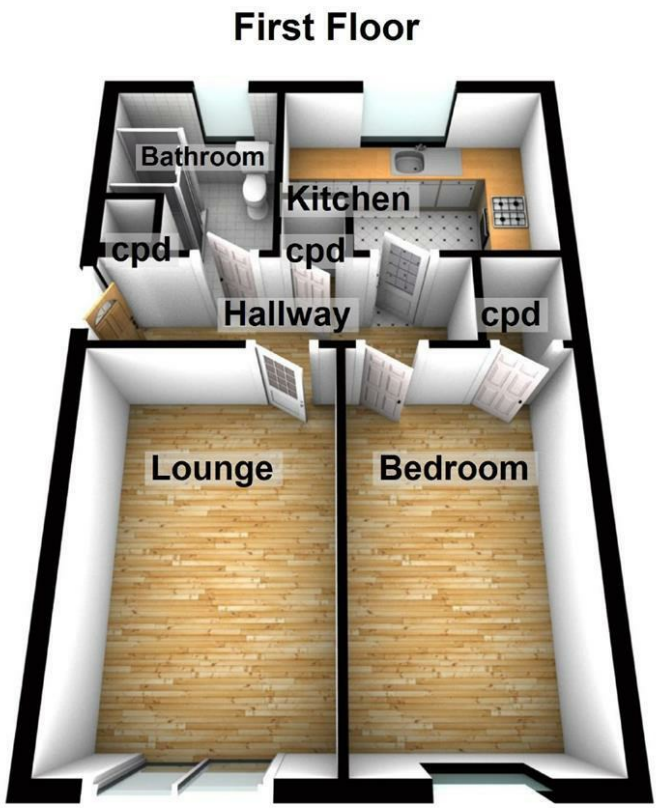
EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

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

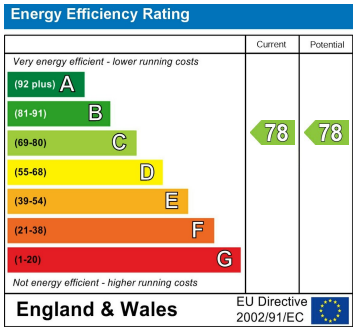
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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