



## 61 Alexandra Way , Battle Hill, NE28 9JX

- \*\* TWO BEDROOM TOP FLOOR APARTMENT \*\* NEWLY DECORATED THROUGHOUT & CARPETED \*\*
- \*\* ALLOCATED PARKING BAY \*\* WALKING DISTANCE TO COASTWAY SHOPPING CENTRE \*\*
- \*\* SPACIOUS OPEN PLAN LIVING AREA \*\* COMMUNAL HALLWAY WITH INTERCOM ENTRY SYSTEM \*\*
- \*\* JACK & JILL BATHROOM \*\* ROAD LINKS TO THE A1058 COAST ROAD & A19 \*\* CHAIN FREE \*\*
- \*\* IDEAL FIRST BUY \*\* 125 YEAR LEASE FROM 2006 \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\*

**Offers Over £85,000**



- Two Bedroom Top Floor Apartment

- Allocated Parking Bay

- 125 Year Lease From 2006

**Communal Hallway**

Communal hallway with intercom entry system.

**Hallway**

Cupboard, electric heater.

**Open Plan Living Area**

24'5" x 9'11" (7.45 x 3.03)

Fitted with a modern range of wall and base units with work surfaces

over, integrated oven and hob, single drainer sink unit, wood effect flooring to kitchen area, double glazed windows, open plan to lounge area,

**Bedroom 1**

12'7" x 9'1" (3.83 x 2.78)

Double glazed window, electric heater, access to bathroom.

**Bedroom 2**

9'2" x 9'1" max (2.79 x 2.78 max)

Double glazed window, cupboard with hanging rail, laminate flooring.

**Jack & Jill Bathroom**

9'1" x 5'6" (2.78 x 1.67)

Fitted with a three piece suite comprising bath with shower over, low level WC and wash hand basin, part tiled walls, double glazed window, electric towel rail.

- Open Plan Living Area

- Newly Decorated & Carpeted

- Council Tax Band A

**External**

Externally there is an allocated parking bay.

**Lease & Service Charge**

The property has a 125 year lease dated from 01/01/2006. Service charge is £116.96 per month, this includes buildings insurance.

**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>

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor

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:**

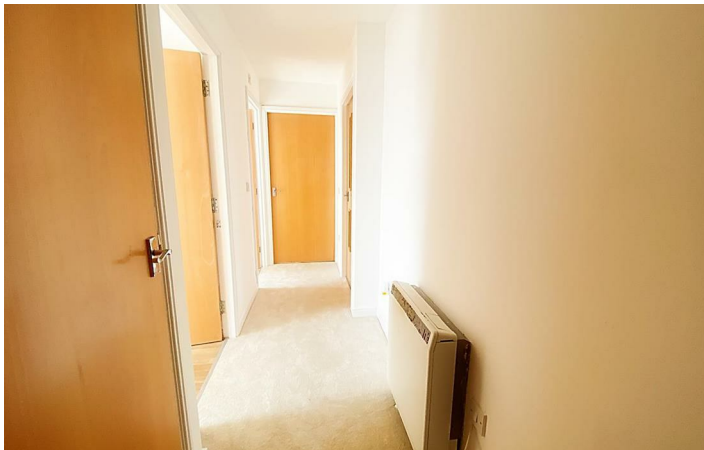
- Jack & Jill Bathroom

- Fantastic First Buy

- Energy Rating C

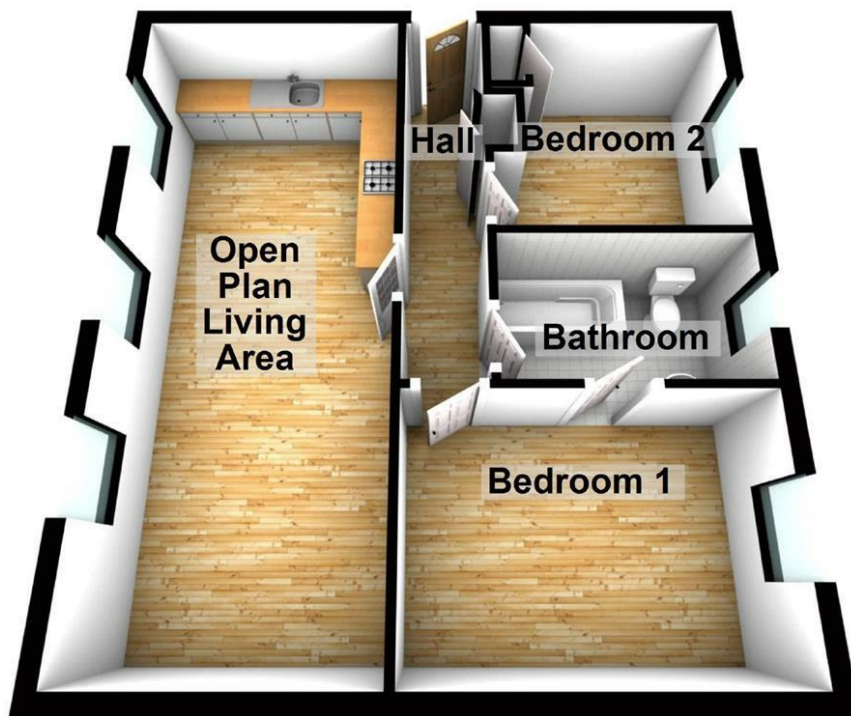
**Traditional**

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



## Floor Plan

### Second Floor



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	