next2buy property retailers make the next step easy









57 Alexandrea Way

Henley Grange, Wallsend, NE28 9JX

GUIDE PRICE £80,000 TO £90,000 • CHAIN FREE • TWO BEDROOM GROUND FLOOR APARTMENT •

GREAT FIRST BUY OR DOWNSIZE • SECURE INTERCOM ENTRY SYSTEM • ALLOCATED PARKING BAY •

CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS• SHOWER ROOM

OPEN PLAN LOUNGE/KITCHEN • COUNCIL TAX BAND A • ENERGY RATING C •

125 YEAR LEASE FROM 01.01.2006

Guide Price £80,000

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- Guide Price £80,000 to £90,000
- Close to Local Amenities, Transport Links and Major Road Links
- Leasehold 125 years from 1 January 2006
- Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Kitchen
- Council Tax Band
- Allocated Parking Bay
- Great First Time Buy or Downsize
- Energy Rating

Building Entrance

Secure intercom entry system leading to a communal hallway .

Entrance

Timber door in to...

Hallway

Storage cupboard, laminate flooring, electric storage heating.

Lounge & Kitchen

24'7" x 10'1" (7.49 x 3.07)
UPVC doubled windows, electric storage heating, range of wall and floor units, sink unit, oven, hob & extractor hood, open plan.

Additional Image

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Bedroom 1

9'3" x 12'8" (2.82 x 3.86)
UPVC double glazed window, electric storage heater, laminate flooring and door leading to bathroom.

Bedroom 2

9'4" x 9'3" (2.84 x 2.82)
UPVC double glazed window, electric storage heater, laminate flooring, storage cupboard and sliding door wardrobe.

Shower Room

5'8" x 9'3" (1.73 x 2.82)
UPVC double glazed window, laminate flooring, WC, wash hand basin set in vanuaty unit and shower cubicle

External

There is secure intercom entry into main building and allocated parking bay.

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

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.

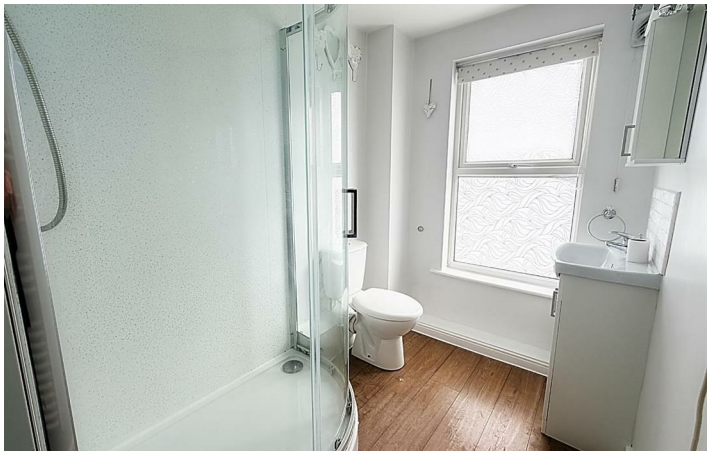
Leasehold

125 years from 1 January 2006 -
We have been advised that Service Charges are currently £1,169.67 and this includes Building Insurance.
This information must be confirmed with your Conveyancer.





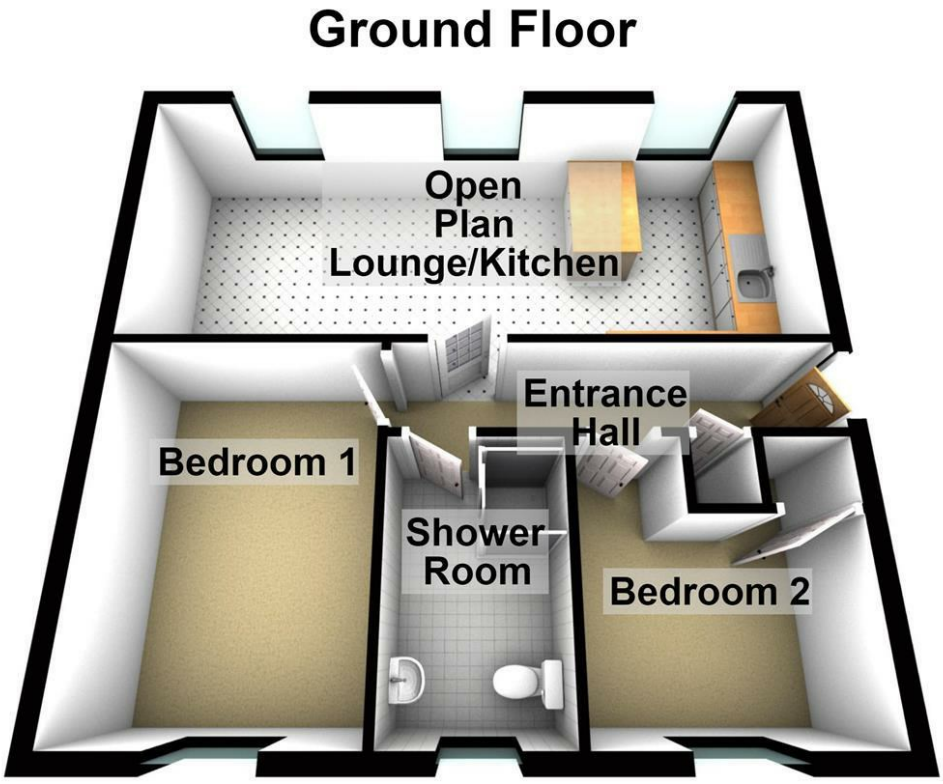


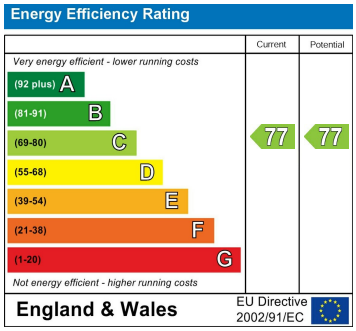



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58

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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