



## 25 Ingham Grange

South Shields, NE33 3JJ

£70,000



75% ownership of this quite spacious First Floor Apartment designed for the over 55's and ideal for those looking into retirement planning or down sizing. Handily placed for access to town, the apartment has a lounge diner, fitted kitchen with cooker, two good bedrooms, the main with wardrobes, and a bathroom with electric shower over the bath. Peace of mind comes from Places for People and a warden call system along with a small rent covering external maintenance. Benefits include gas central heating, double glazed windows and No onward chain.



Entrance hall

With stairs to the first floor landing with loft access and a radiator

Lounge dining room 15'7" x 12'7" and 8'2" x 7'7" (4.76 x 3.84 and 2.51 x 2.33)

A lovey L shaped room with windows front and back, two radiators

Kitchen 8'6" x 7'4" (2.60 x 2.26)

Fitted with wall, base units and work surfaces with an electric cooker, space for appliances, tiled splash backs and tiled floor, small radiator

Bedroom 1 12'5" x 9'3" (3.80 x 2.82)

Fitted wardrobes with sliding doors, built in cupboard, radiator

Bedroom 2 8'2" x 7'3" (2.50 x 2.23)

Radiator

Bathroom

Bath with an electric shower over, wash basin and WC, part tiled walls and tiled floor, built in cupboard and a radiator

External

Communal areas and parking bays

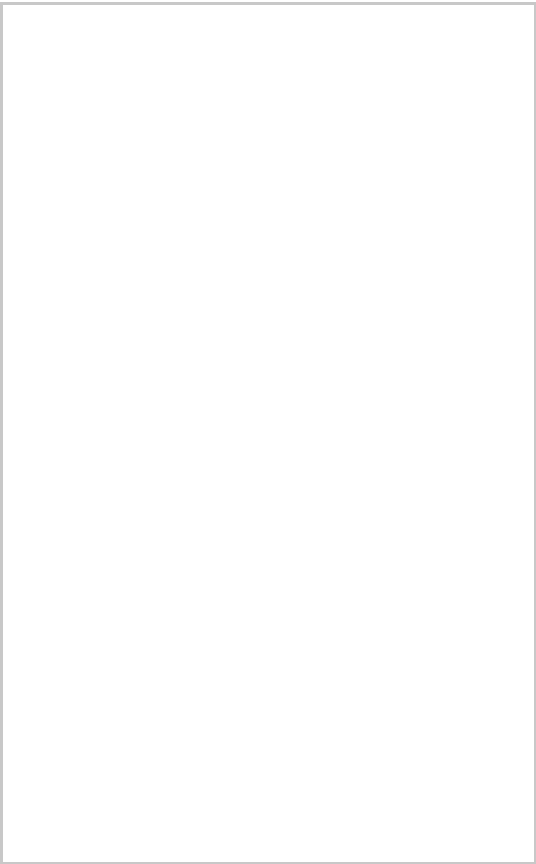
Note

Purchase is for a 75% share with monthly maintenance charge payable to Places for People. Currently at approximately £98 per month. Strictly for the over 55's. Leasehold Title, 99 Years from 1992. Council Tax band A, Mains Services Connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone, likely. EE limited.

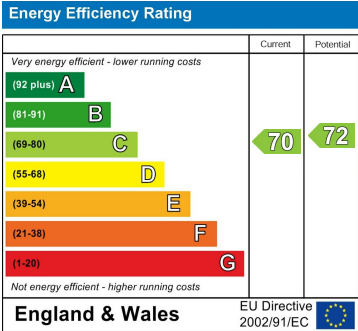
Area Map



Floor Plans



Energy Efficiency Graph



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