

## 22 Windermere Close

West Point Mews, Wallsend, NE28 8QH

\*\*\*\* TOP FLOOR APARTMENT \*\*\*\* TWO DOUBLE BEDROOMS \*\*\*\* EN-SUITE TO MASTER BEDROOM \*\*\*\*

OPEN PLAN LIVING AREA \*\*\*\* ALLOCATED PARKING BAY \*\*\*\* SECURE INTERCOM ENTRY SYSTEM \*\*\*\*

We offer for sale this spacious top floor apartment which is conveniently placed for local amenities. West Point Mews is just a short walk into Wallsend Town Centre where there is an abundance of amenities to be found, there are ample shopping and leisure facilities and as well as bus services there is also a Metro Station. The property is deceptively spacious and would make a great first buy. 125 Year lease from 2005. Council tax band A. Energy rating C.

**Asking Price £120,000**

# 22 Windermere Close

West Point Mews, Wallsend, NE28 8QH



- Two Double Bedrooms
- Convenient Location
- Allocated Parking Bay
- En-Suite To Master
- Nearby Metro Station
- 125 Year Lease From 2005
- Open Plan Living Area
- Great First Buy
- Energy Rating TBC

## Communal Entrance

## Hallway

## Lounge Area

16'3" x 10'3" (4.96 x 3.14)

## Kitchen Area

12'11" x 8'0" (3.94 x 2.45)

## Bedroom 1

14'6" x 10'1" (4.42 x 3.08)

## En-Suite

6'10" x 4'4" (2.09 x 1.33)

## Bedroom 2

11'3" x 10'2" (3.44 x 3.10)

## Bathroom

6'10" x 5'6" (2.10 x 1.68)

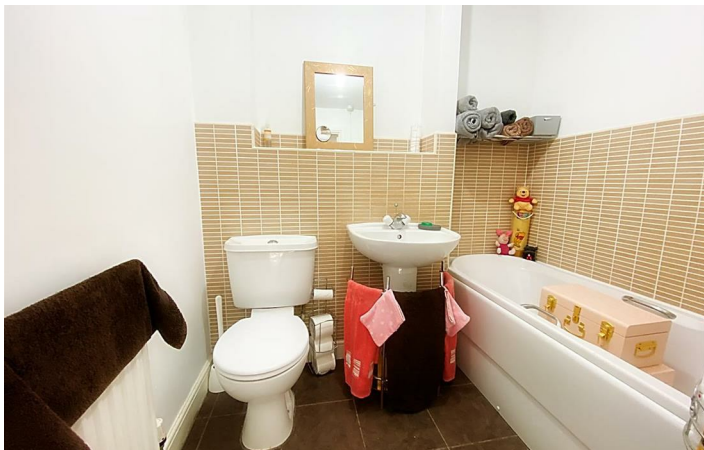
## External

## Important Information

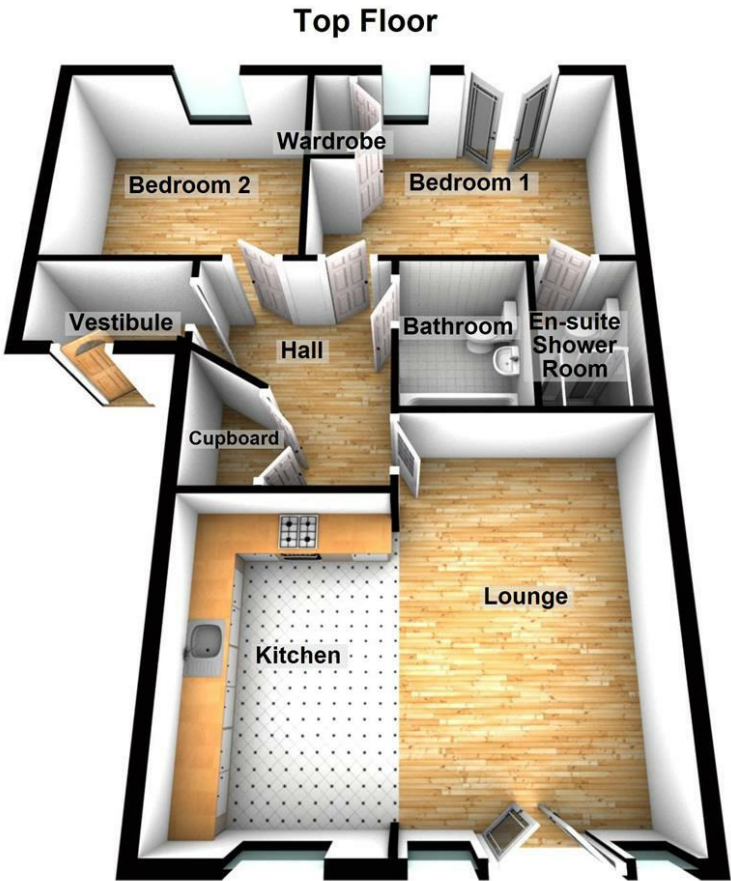


## Directions





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		