

31 Catton Place , Hadrian Park, NE28 9UG

**** CHAIN FREE ** READY TO MOVE INTO ** FANTASTIC FIRST TIME BUY **GARAGE IN NEARBY BLOCK ****

**** TWO BEDROOM FIRST FLOOR FLAT ** PRIVATE GARDEN TO REAR ** COUNCIL TAX BAND A ****

**** ENERGY RATING TBC ** LONG LEASE 999 YEARS FROM 1973 ** NO SERVICE CHARGES PAYABLE ****

Offers Over £120,000



- Two Bedrooms
- Beautifully Presented
- 999 Year Lease
- Great First Buy
- Garage
- Energy Rating C
- Popular Location
- Rear Garden

Entrance Lobby

Double glazed entrance door, stairs to first floor landing.

Landing

Double glazed window, access to the loft.

Lounge

15'7" x 12'3" max (4.76 x 3.75 max)

Double glazed window, radiator.

Kitchen

8'8" x 9'11" min (2.65 x 3.01 min)

Fitted with a range of wall and base units, integrated oven and hob, integrated fridge/freezer, sink, double glazed window, tiling to walls and laminate flooring.

Bedroom 1

12'10" x 10'5" (3.92 x 3.20)

Double glazed window, radiator, cupboard with hanging rail.

Bedroom 2

8'11" x 8'5" max (2.73 x 2.58 max)

Double glazed window, radiator.

Bathroom

7'10" x 5'6" (2.40 x 1.68)

Comprising bath with overhead shower, WC, wash hand basin set in unit, tiling to walls and floor.

External

Externally there is a garden to the rear which is laid to lawn together with a patio area and a fenced perimeter.

Garage

There is a single garage which is situated nearby in a block.

Lease Information

The property is leasehold there re is a 999 year lease dated from 21/08/1973.

Ground rent is payable at £20 per anum.

Para - 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, variable in-home

Three- Good outdoor, variable in-home

Vodafone - Good outdoor and 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:

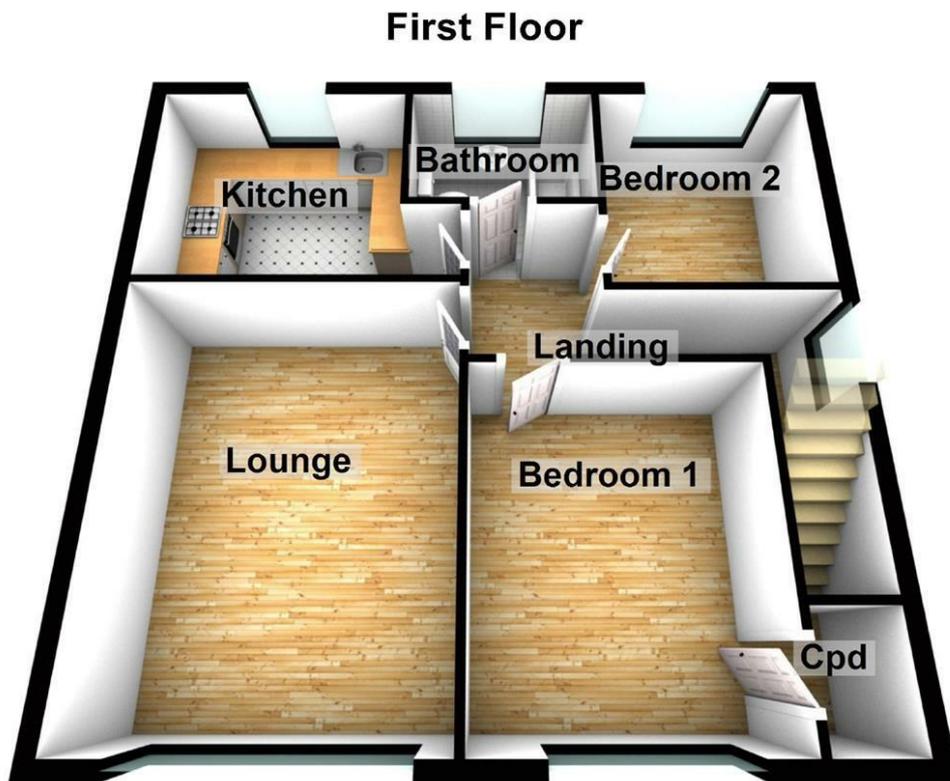
Traditional

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 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			
(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	