



## 18 Windermere Close , Wallsend, NE28 8QH

**\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\***

**TWO BEDROOM GROUND FLOOR APARTMENT \*\* EN-SUITE TO MASTER \*\* OPEN PLAN LIVING AREA \*\***

**ALLOCATED PARKING BAY \*\* INTERCOM ENTRY SYSTEM \*\* COMMUNAL GARDENS \*\* CHAIN FREE \*\***

**WALKING DISTANCE TO SHOPS, BUS SERVICES & METRO STATION \*\* ENERGY EFFICIENT WITH A B RATING \*\***

**125 YEAR LEASE FROM 2005 \*\* COUNCIL TAX BAND A \*\***

**Price £109,950**

# 18 Windermere Close

, Wallsend, NE28 8QH



- Ground Floor Apartment
- Open Plan Living Area
- 125 Year Lease From 2005
- Two Bedrooms
- Allocated Parking Bay
- Council Tax Band A
- En-Suite To Master Bedroom
- Chain Free
- Energy Rating B

## Communal Entrance

## Hallway

## Lounge Area

16'0" x 10'6" (4.89 x 3.21)

## Kitchen Area

10'3" x 7'11" (3.14 x 2.43)

## Bedroom 1

10'8" to robe x 9'10" (3.27 to robe x 3.01)

## En-Suite

7'3" x 4'6" (2.22 x 1.39)

## Bedroom 2

3.71 x 2.27 (0.91m.21.64m x 0.61m.8.23m)

## Bathroom

7'3" x 5'6" (2.23 x 1.70)

## External

## Lease & Ground Rent

## Service Charge

## Broadband



## 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	82	82
(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	