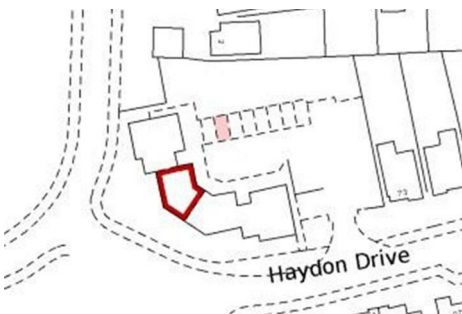




89 Haydon Drive , Willington Quay, NE28 0BG

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** TWO BEDROOM GROUND FLOOR APARTMENT ** BEAUTIFULLY PRESENTED THROUGHOUT **

** MODERN REFITTED BATHROOM ** SPACIOUS LOUNGE ** ALLOCATED PARKING BAY **

** COMMUNAL HALLWAY WITH SECURE INTERCOM ENTRY SYSTEM ** IDEAL FIRST BUY **

** COUNCIL TAX BAND A ** 125 YEAR LEASE FROM 2011 ** ENERGY RATING C **

Offers Over £85,000



- Two Bedroom Ground Floor Flat
- Spacious Lounge
- 125 Year Lease From 2011

Communal Entrance

Secure entry phone system.
Communal hall providing access into the apartment.

Hallway

Entrance door opening into the hall.
Two storage cupboards, radiator, laminate flooring.

Lounge

13'11" x 15'11" (4.25 x 4.85)
Double glazed window, laminate flooring, radiator.

Kitchen

Fitted with a range of wall and base units with complementing work surfaces over, sink unit with mixer taps, double glazed window to the rear elevation, tiling to the floor, built in electric hob, oven and extractor hood.

Bedroom One

10'2" x 11'4" (3.09 x 3.46)
Double glazed window, radiator.

Bedroom Two

12'2" x 7'5" (3.71 x 2.25)
Double glazed window, radiator.

Bathroom

6'9" x 6'6" (2.06 x 1.98)
Refitted with a modern three piece

- Beautifully Presented & Ready To Move Into

- Allocated Parking Bay
- Council Tax Band A suite comprising; bath with shower over, wall mounted WC and wash hand basin. Tiling to walls and floor, double glazed window.

Externally

There are communal gardens and an 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>

Broadband: Highest available

Speeds: Download: 77 Mbps

Upload: 20 Mbps

Mobile Indoor: EE - Limited Three - Limited 02 - Likely Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

- Modern Refitted Bathroom

- Fantastic First Buy

- Energy Rating C

Surface water: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

Lease & Service Charge

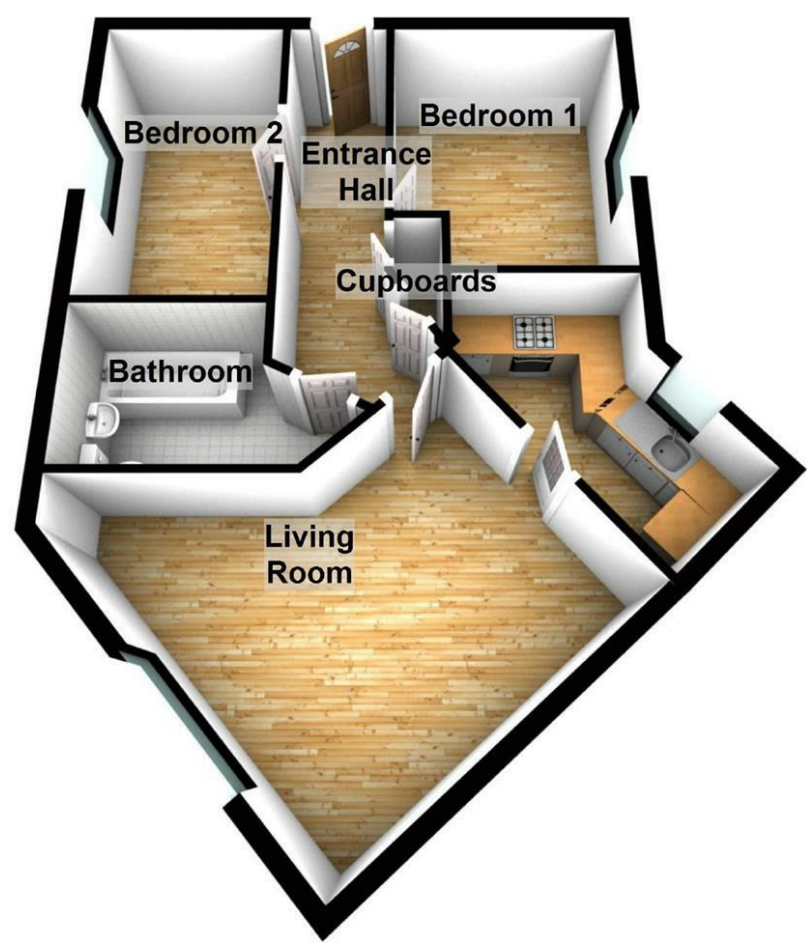
The property has a 125 year lease dated from 31/01/2011. Ground rent is £155 per year. There is also a service charge which is £181.83 per month, this is payable over a ten month period.





Floor Plan

Ground Floor



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	79	79
(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	