

17 Falstaff Road , North Shields, NE29 7NS

GUIDE PRICE £70,000 TO £80,000 ** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** POPULAR LOCATION CLOSE TO AMENITIES **

** IDEAL INVESTMENT OPPORTUNITY / FIRST BUY ** CHAIN FREE ** EXCELLENT ROAD LINKS **

** RENTAL POTENTIAL AROUND £750PCM ** 999 YEAR LEASE FROM 2007 ** COUNCIL TAX BAND A **

ENERGY RATING C **

Price Guide £70,000



- GUIDE PRICE £70,000 TO £80,000
- First Floor Flat - Two Double Bedrooms
- Ideal Investment Opportunity

- Popular Location Close To Amenities

- 999 Year Lease from 2007

Entrance

Energy Rating C
WC

Double glazed entrance door, stairs 4'1" x 2'8" (1.27 x 0.82) to the first floor landing.

Double glazed window, WC.

Landing

Access to all rooms.

External

Externally there is a small garden area to the side.

Lounge

16'6" into bay x 11'8" (5.05 into bay x

Broadband and Mobile

3.57) At the time of marketing this

Double glazed bay window, laminate information is correct.

flooring, fireplace, storage cupboard, Broadband: Highest available radiator.

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: EE>Limited Three> Limited 02>Limited Vodafone>Limited

Kitchen

9'2" x 6'5" (2.80 x 1.97)

Flood Risks

Wall and base units with work surfaces over, sink unit. Double glazed window, cupboard.

At the time of marketing this information is correct.

Bedroom 1

14'0" x 11'0" (4.29 x 3.36)

Yearly chance of flooding:

Double glazed window, cupboard, radiator.

Surface water: Very low risk.

Rivers and the sea: Very low risk.

Bedroom 2

12'4" x 10'7" to robe. (3.78 x 3.23 to robe.)

Lease Information

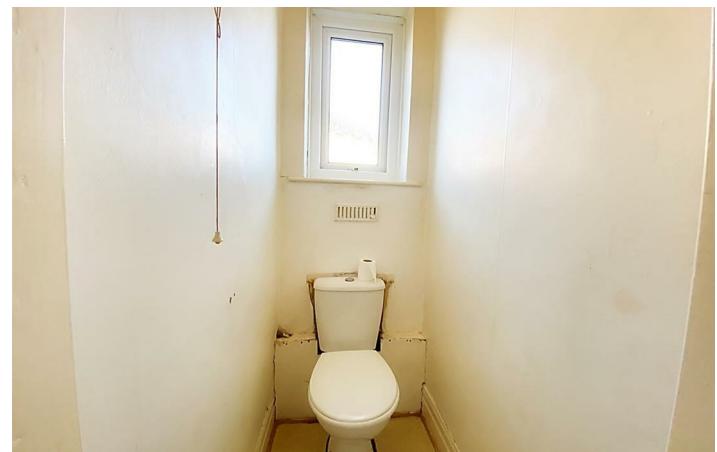
Double glazed window, cupboard, radiator.

The property has a 999 year lease dated from 17/07/2007. No ground rent is payable.

Bathroom

7'1" x 6'5" (2.17 x 1.96)

Bath and wash hand basin, double glazed window, cupboard, radiator.



Floor Plan

First 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	72
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	