

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
- Popular Location Close To Amenities
- Chain Free
- Ideal Investment Opportunity
- 999 Year Lease from 2007
- Energy Rating C
- Council Tax Band A

Entrance

Double glazed entrance door, stairs to the first floor landing.

Landing

Access to all rooms.

Lounge

16'6" into bay x 11'8" (5.05 into bay x 3.57)

Double glazed bay window, laminate flooring, fireplace, storage cupboard, radiator.

Kitchen

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

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

Bedroom 1

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

Double glazed window, cupboard, radiator.

Bedroom 2

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

Double glazed window, cupboard, radiator.

Bathroom

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

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

WC

4'1" x 2'8" (1.27 x 0.82)
Double glazed window, WC.

External

Externally there is a small garden area to the side.

Broadband and Mobile

At the time of marketing this

information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: EE>Limited Three> Limited

02>Limited Vodafone>Limited

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Very low risk.

Rivers and the sea: Very low risk.

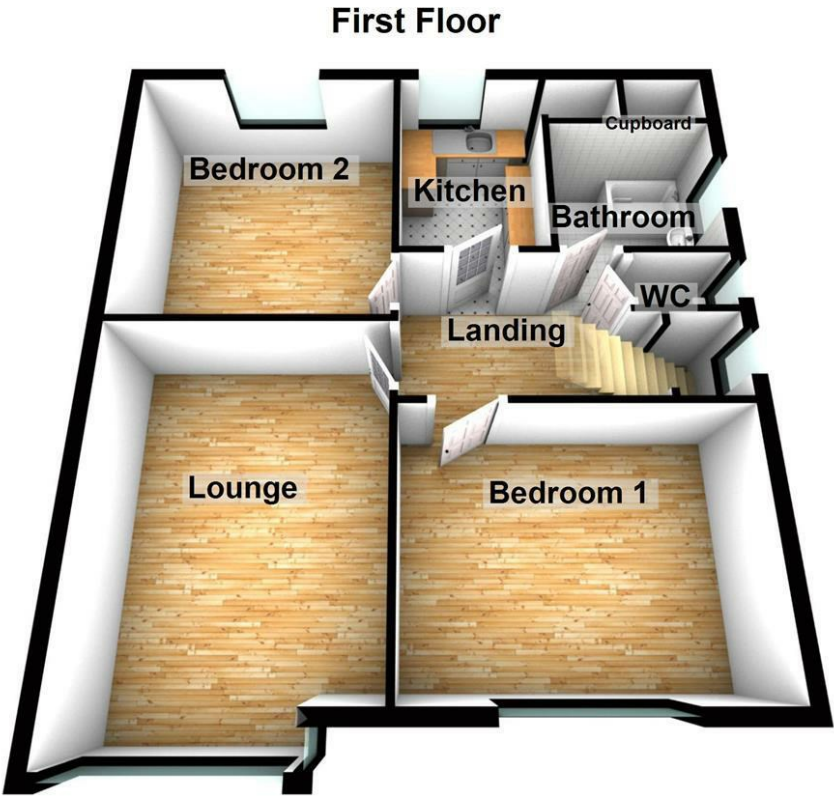
Lease Information

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





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	72	75
(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