

27 Coast Road , Wallsend, NE28 8DA

** CHAIN FREE ** GREAT 1ST BUY ** TWO BEDROOM FIRST FLOOR FLAT ** RECENTLY REFURBISHED **

** GARDENS TO REAR AND SIDE ** RENTAL POTENTIAL £650 PCM ** COUNCIL TAX BAND A

** CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS **

** ENERGY RATING C ** 125 YEAR LEASE FROM 07.11.1983 **

Offers Over £95,000



- Chain Free
- Two Bedroom First Floor Flat
- Council Tax Band A

- Great First Time Buy
- Gardens to Rear and Side
- Energy Rating C

- Recently Refurbished
- Close to Local Amenities, Schools, Transport links and Major Road Links
- 125 YEAR LEASE FROM 07.11.1983

Entrance

Composite door, stairs to first floor

Stairs to First Floor

Leading to hallway, door to rear staircase

Stairs to Rear Garden

UPVC door with access to private rear garden.

Hallway

16'11" x 2'11" (5.16 x 0.90)

Access to bedrooms, bathroom, lounge and kitchen, double glazed window.

Bedroom 1

13'7" x 10'7" (4.15 x 3.25)

Double glazed window, radiator, storage

Lounge

14'9" x 11'11" max (4.51 x 3.64 max)

Double glazed window, radiator.

Bedroom 2

10'2" x 9'4" (3.12 x 2.87)

Double glazed window, radiator.

Bathroom

6'5" x 5'6" (1.98 x 1.68)

Fitted wit bath with overhead shower, WC, sink, ladder style radiator and double glazed window. Part panelled walls.

Kitchen

8'6" x 8'5" (2.60 x 2.57)

Newly fitted. Range of wall and floor units with, built in oven and hob with overhead extractor hood. Plumbed for washing machine, cupboard housing boiler.

in-home

Vodafone Good outdoor

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

External

To the front there is on street parking available. The property benefits from gardens to side and rear with double gate at rear allowing for off street parking.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Medium

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

Three Good outdoor, variable

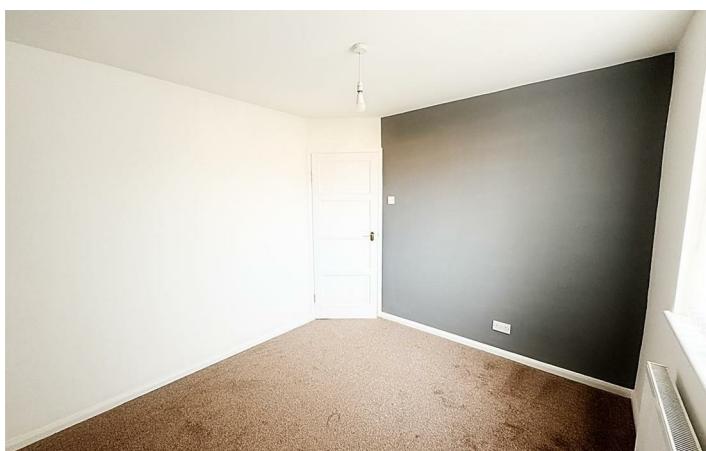
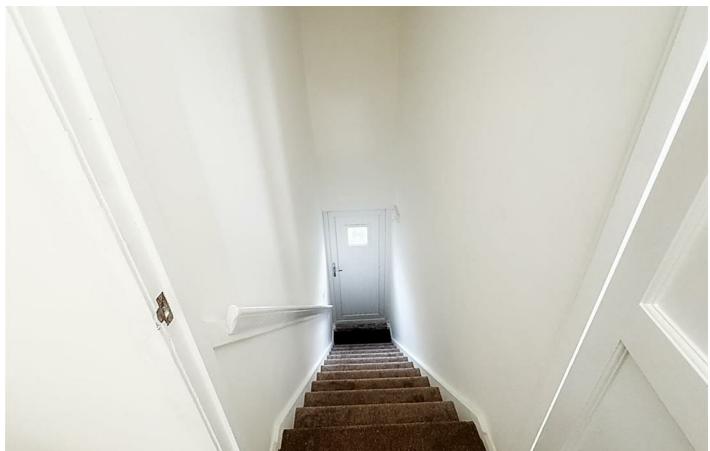
CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

Leasehold

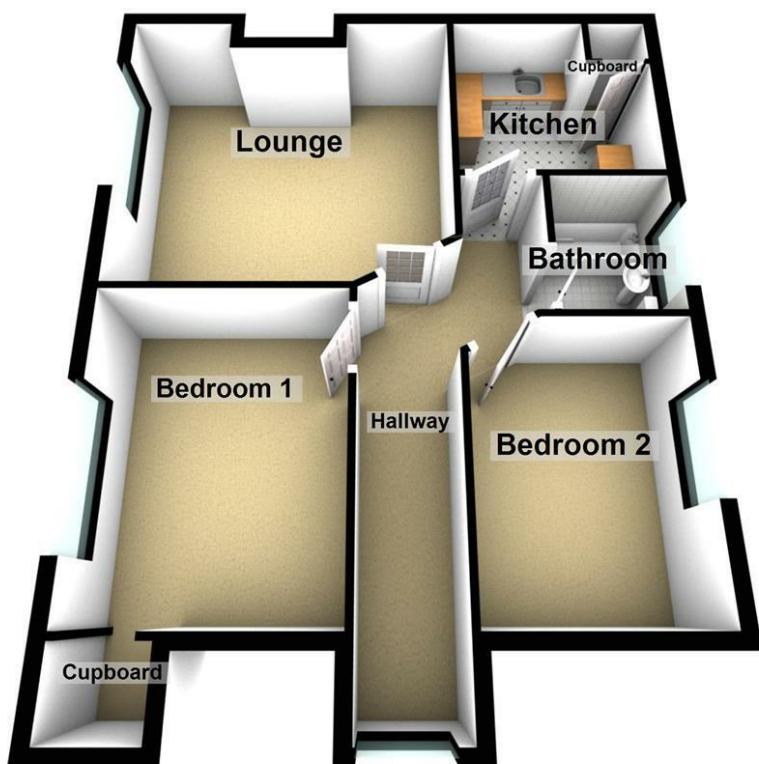
125 Year from 07.11.1983. We have been advised the Service charge from 1.4.25 to 10.11.25 was £454.04 which included buildings insurance, management fee and Day to Day repairs per annum. Ground Rent £10 per annum.





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	70
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	