



## 8 Alexandrea Way

Henley Grange, Battle Hill, Wallsend, NE28 9JX

\*\* 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 \*\*

\*\*\*\* GROUND FLOOR APARTMENT \*\*\*\* TWO BEDROOMS \*\*\*\* SPACIOUS OPEN PLAN LIVING AREA \*\*\*\*  
BATHROOM WITH FOUR-PIECE SUITE \*\*\*\* ALLOCATED PARKING BAY \*\*\*\* CLOSE TO AMENITIES \*\*\*\* CHAIN FREE

A lovely well presented two-bedroom ground floor apartment offered for sale chain free. Situated on Alexandrea Way this property may be of interest to the first-time buyer as well as someone who may be looking to downsize. The home is close to shopping facilities with the nearby Coastway Shopping Centre just a short stroll from the property and easy access to the A1058 Coast Road providing links to Newcastle City Centre and the coast. The property is accessed via a communal entrance with a secure entry system and comprises; a spacious open-plan living area, two bedrooms, and a good-sized bathroom. Externally there is an allocated parking bay as well as visitor parking and communal gardens. Council tax band A. Energy rating C. 125-year lease from 2006.

Price £89,950



# 8 Alexandrea Way

Henley Grange, Battle Hill, Wallsend, NE28 9JX



- Two Bedrooms
- Secure Entry System
- 125 Year Lease From 2006
- Open Plan Living Area
- Close To Amenities
- Council Tax Band A
- Allocated Parking Space
- Chain Free
- Energy Rating C

## Communal Entrance

## Entrance hallway

## Open Plan Lounge/Kitchen

23'1" x 13'3" (7.04 x 4.04)

## Bedroom 1

14'1" x 9'5" (4.29 x 2.87)

## Bedroom 2

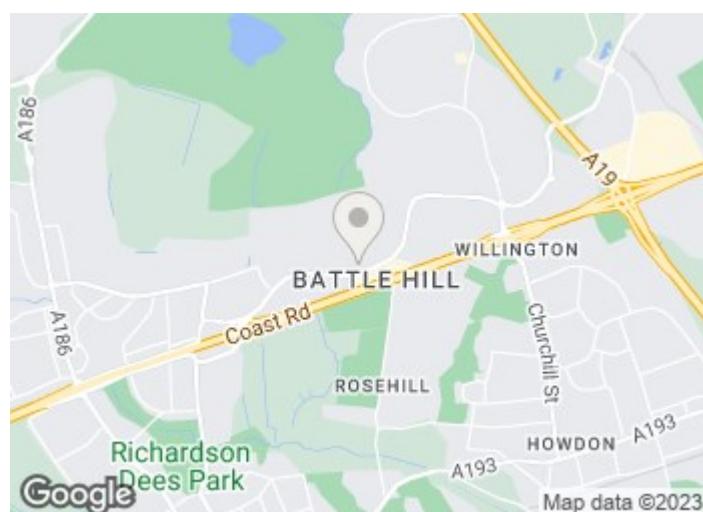
11'4" x 6'0" (3.45 x 1.82)

## Bathroom

8'6" x 5'11" (2.58 x 1.80)

## External

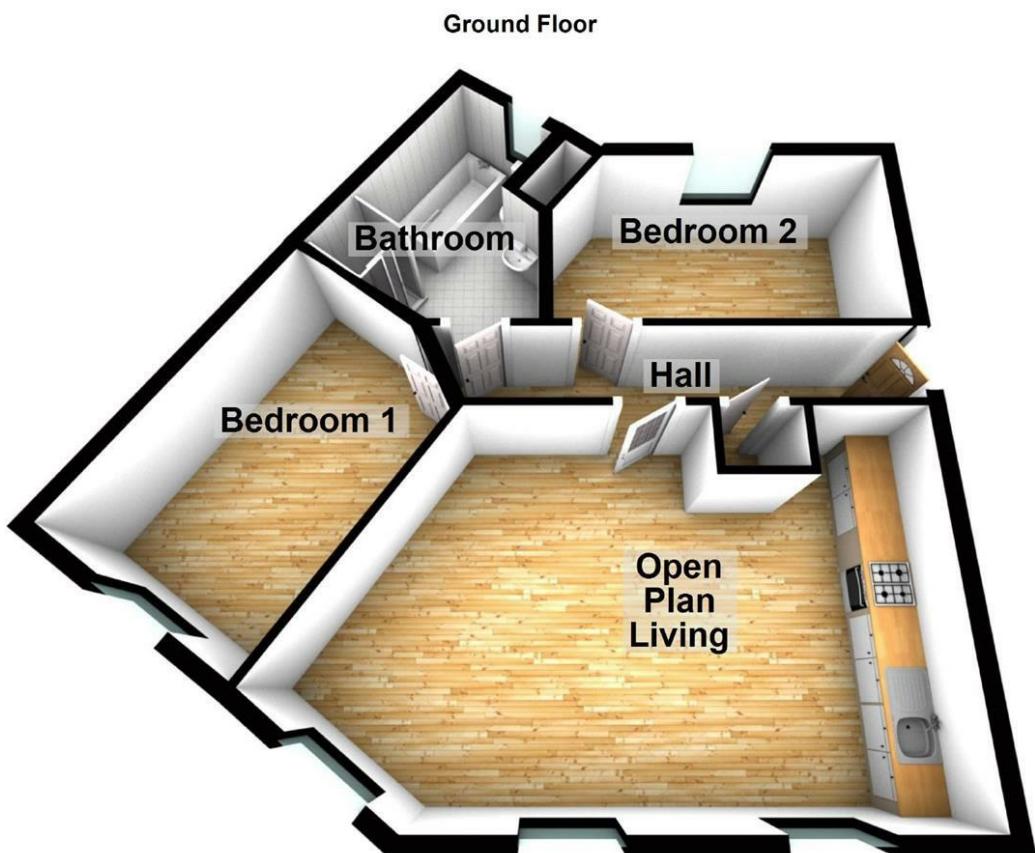
## Lease & Service Charge



## 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	
(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	