



## 33 Praetorian Drive , Wallsend, NE28 6RQ

\*\* CHAIN FREE \*\* TWO BEDROOM TOP FLOOR APARTMENT \*\* SECURE INTERCOM ENTRY SYSTEM \*\*

\*\* GREAT FIRST TIME BUY \*\* WITHIN WALKING DISTANCE TO WALLSEND METRO STATION \*\*

\*\* 999 YEAR LEASE FROM 01.01.1996 \*\* CLOSE TO LOCAL AMENITIES \*\* OFF STREET PARKING \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING TBC \*\*

**Offers Over £85,000**



- Chain Free
- With Walking Distance to Wallsend Metro Station
- Council Tax Band A
- Two Bedroom Top Floor Apartment
- Close to Local Amenities
- Energy Rating TBC
- Great First Time Buy
- Secure Intercom Entry System
- Leasehold 999 years from 1 January 1996

### Communal Entrance

Secure Intercom entry, Communal hallway, stairs to top floor

### Entrance

Radiator, cupboard, access to the lounge, two bedrooms and bathroom/WC

### Lounge

11'5" x 14'2" max (5.92 x 4.34 max) An L shaped room with double glazed windows to the front. Radiators. Open archway through to the kitchen.

### Kitchen

8'9" x 6'0" (2.67 x 1.85) Fitted with a range of wall and base units. Integrated electric oven and gas hob with extractor hood above. Space and plumbing for a washing machine. Part tiled walls. Double glazed window to the side.

### Bathroom

8'9" x 6'0" (2.67 x 1.85) Comprising; bath with shower above, WC and wash hand basin. Double glazed frosted window to the rear. Part tiled walls. Radiator.

### Bedroom 1

12'2" x 11'5" max (3.71 x 3.48 max) Double glazed window to the rear. Radiator. Door to the bathroom/WC.

### Bedroom 2

11'5" x 7'1" (3.48 x 2.16) Double glazed window to the rear. Radiator.

### External

There are communal gardens and off street parking is available.

### Lease & Service Charge

Lease 999 years from 1 January 1996. There is a service charge payable which is £564.83 per quarter.

### 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, variable in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

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

### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

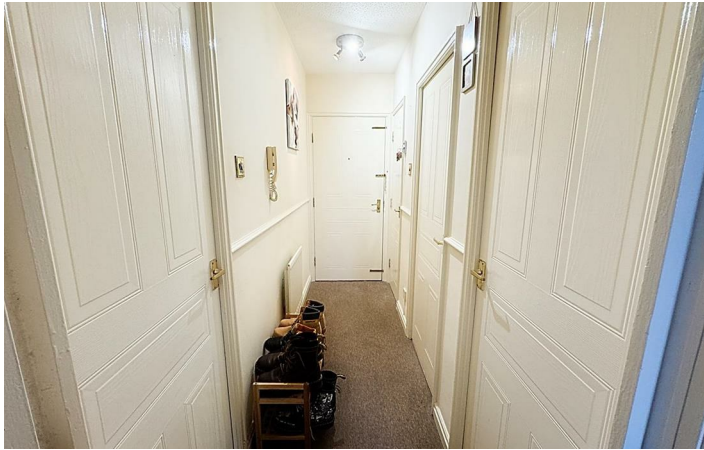
Rivers and the sea: Very low.

### CONSTRUCTION:

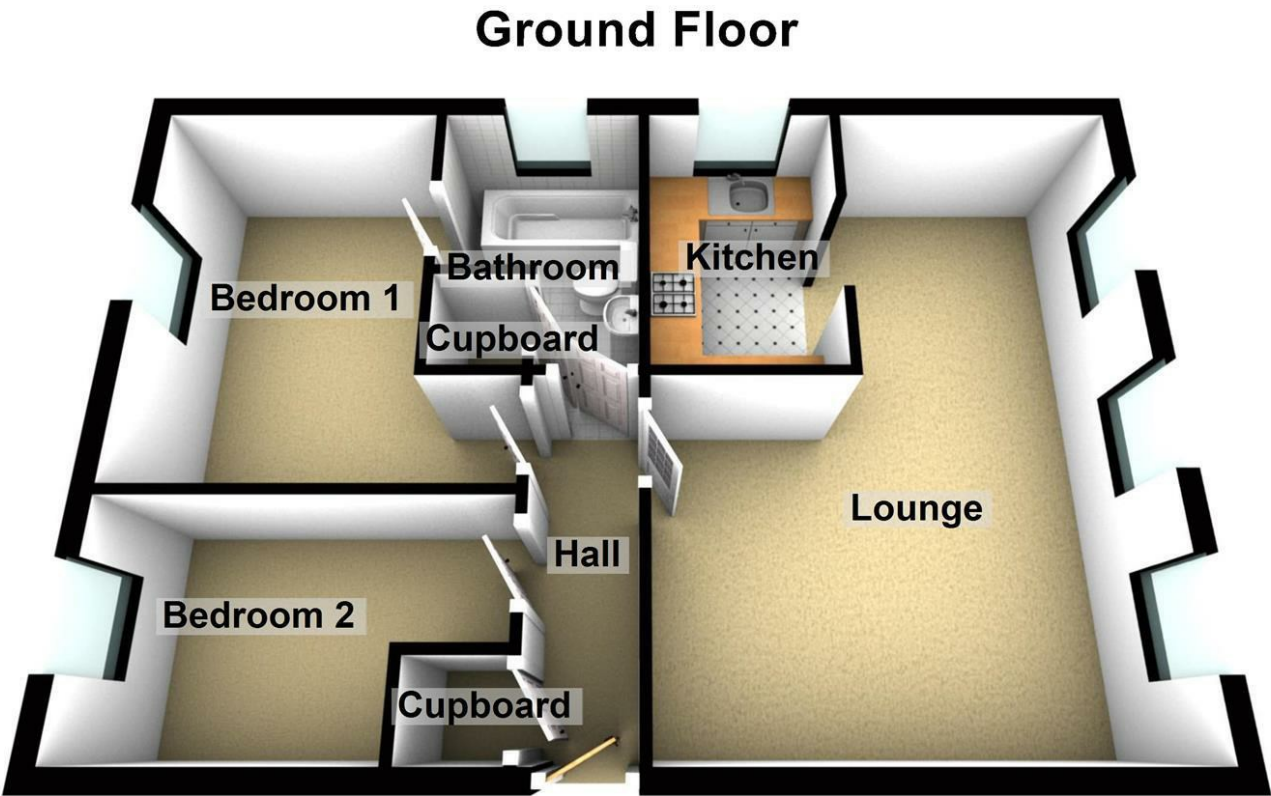
Traditional

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





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC