



## 86 Lisle Grove

Howdon, Wallsend, NE28 0LS

\*\* FIRST FLOOR FLAT \*\* TWO DOUBLE BEDROOMS \*\* IDEAL FIRST TIME BUY \*\* CHAIN FREE \*\*

\*\* CLOSE TO SHOPS, SCHOOLS & BUS SERVICES \*\* HOWDON METRO 0.75 MILE AWAY \*\*

\*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\* 125 YEAR LEASE FROM 2018 \*\*

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

**Offers Over £85,000**



- First Floor Flat
- Close To Shops & Excellent Bus Services
- Council Tax Band A
- Two Double Bedrooms
- Well Presented & Ready To Move Into
- 125 Year Lease From 2018
- Ideal First Time Buy
- Bathroom & Separate WC
- Energy Rating C

#### Entrance Lobby

Double glazed composite entrance door, laminate flooring, stairs to the first floor landing, radiator.

#### Landing

Double glazed window, radiator.

#### Lounge

13'6" x 12'0" (4.14 x 3.67)

Double glazed window, cupboard, radiator.

#### Kitchen

8'10" x 7'4" (2.71 x 2.26)

Fitted with wall and base units with work surfaces over and sink unit, double glazed window and radiator.

#### Bedroom 1

11'11" x 11'10" (3.64 x 3.63)

Double glazed window, radiator.

#### Bedroom 2

12'2" x 8'10" (3.72 x 2.71)

Double glazed window, radiator.

#### Bathroom

5'7" x 5'7" (1.72 x 1.71)

Bath with shower over and wash hand basin, double glazed window, tiling to walls, radiator.

#### WC

5'4" x 2'9" (1.65 x 0.84)

Double glazed window, WC.

#### External

Externally there is the use of shared gardens to the front and rear.

#### Lease Information

The property has a 125 year lease dated from 01.04.2018. Ground rent is £10 per year, this is included in the service charge which is £348.20 per year and includes buildings insurance.

#### 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>

EE-Good outdoor and in-home

O2-Good outdoor and in-home

Three-UK-Good outdoor and in-home

Vodafone\_Good outdoor and 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:

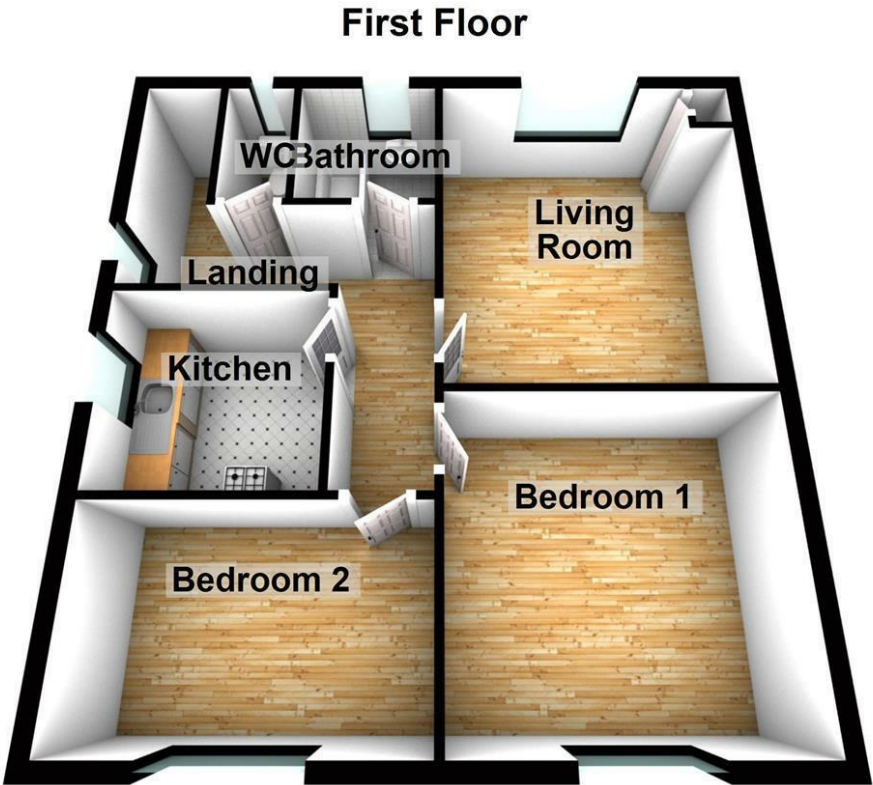
Traditional

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) A		
(81-91) B		
(69-80) C	75	76
(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