

18 Alexandrea Way , Henley Grange, NE28 9JX

** TOP FLOOR MODERN APARTMENT ** SECURE INTERCOM ENTRY SYSTEM **

** ALLOCATED PARKING BAY ** GREAT FIRST TIME BUY ** TWO BEDROOMS **

** MASTER BEDROOM ACCESS TO JACK & JILL BATHROOM ** COUNCIL TAX BAND A **

** CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND ALSO MAJOR ROADS LINKS **

** 125 YEAR LEASE FROM 01.01.2006 ** ENERGY RATING C **

Offers Over £90,000



- Two Bedroom Top Floor Apartment
- Secure Intercom Entry System
- 125 Year Lease from 01/01/2006
- Jack & Jill Bathroom
- Allocated Parking Bay
- Energy Rating C

- Open Plan Living Area
- Close To Amenities, Transport Links and Major Road Links
- Council Tax Band A

Communal Entrance

Communal entrance with intercom system. Communal hall with staircase leading to the second floor (top) landing.

three piece suite comprising: bath with overhead shower, WC and wash hand basin, part tiled walls.

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

Hallway

Entrance door with access into the hall. The hall provides access into all rooms and the loft. Storage cupboard, wall mounted heaters.

Bedroom 2

9'2" x 9'1" (2.79 x 2.77)
Double glazed window to the rear elevation, built in cupboard, wall mounted heater.

FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

Open Plan Living Area

24'5" x 9'11" (7.44 x 3.02)

A wonderful space, south facing with road parking. three windows which allow for an abundance of natural light. The kitchen area is fitted with a range of wall and base units with work surfaces over, integrated oven and hob and sink unit.

There are communal gardens to the CONSTRUCTION:

front and rear of the property. There is designated parking bay for off

Traditional

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

Bedroom 1

12'7" x 9'2" (3.84 x 2.79)

A double room with access to the bathroom (Jack and Jill style)

Double glazed window to the rear elevation, wall mounted heater.

Lease & Service Charges

The property has a 125 year lease dated from 01/01/2006.

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

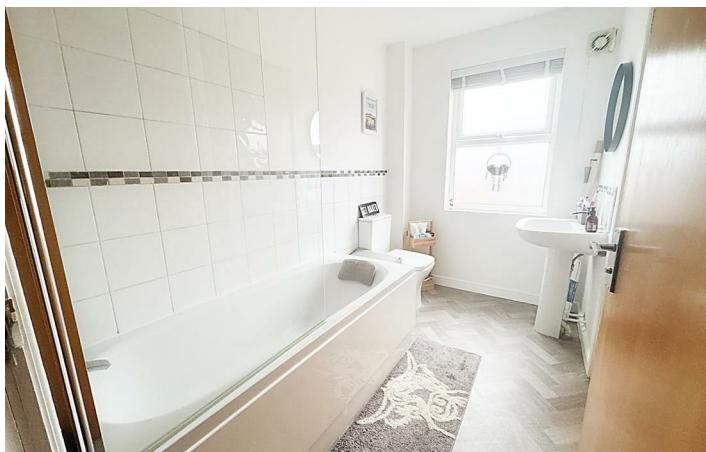
Three-UK-Good outdoor, variable in-home

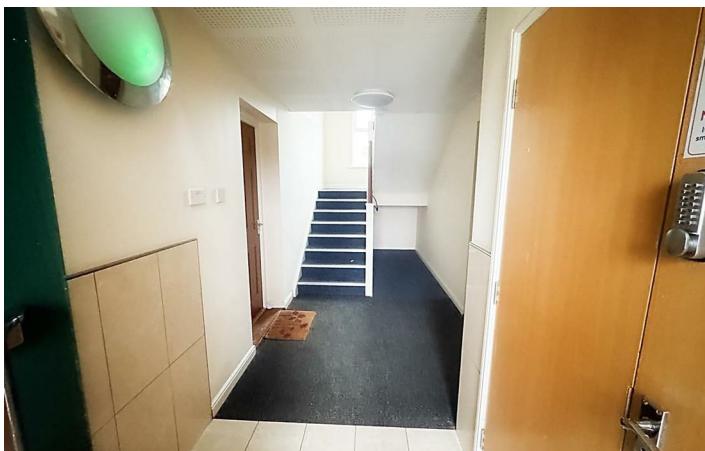
Vodafone_Good outdoor, variable in-home

Bathroom

9'7" x 5'6" (2.92 x 1.68)

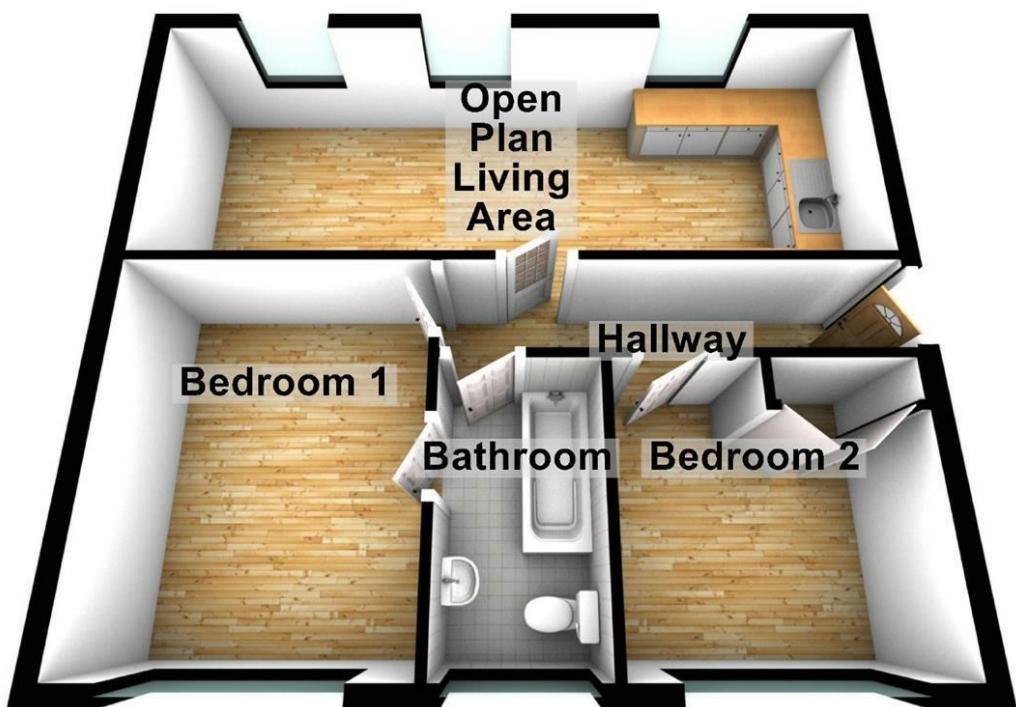
Accessed via both the Hall and Bedroom One. Double glazed window to the rear elevation. A white





Floor Plan

Second 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	
(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	