



## 28 Tiberius Close , Wallsend, NE28 6RH

\*\* 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 \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*

\*\* SECURE INTERCOM ENTRY SYSTEM \*\* CLOSE TO SHOPS - BUS - SERVICES & METRO STATION \*\*

\*\* LOUNGE/DINING ROOM \*\* JACK & JILL BATHROOM \*\* ALLOCATED PARKING BAY \*\* GREAT FIRST TIME BUY \*\*

Price £89,950



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- Ground Floor Apartment
- Allocated Parking Bay
- 999 Year Lease From 01/01/1996
- Two Bedrooms
- Lounge/Dining Room
- Nearby Metro Station

- Jack & Jill Bathroom
- Beautifully Presented
- Energy Rating C

## Communal Entrance

## Hallway

## Lounge Area

14'2" x 10'4" (4.33 x 3.17)

## Jack & Jill Bathroom

8'9" x 6'1" (2.69 x 1.86)

## External

## Lease & Service Charges

## Dining Area

9'1" x 7'6" (2.78 x 2.30)

## Kitchen

8'10" x 6'0" (2.71 x 1.84)

## Bedroom 1

12'1" x 8'10" min (3.70 x 2.71 min)

## Bedroom 2

11'4" x 7'1" (3.46 x 2.17)



## Directions



## Floor Plan

### Ground 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	73	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	