



## 2 bed apartment to buy in NE38

Sherringham House, Station Road,  
Washington, Tyne and Wear, NE38 8NJ

# £99,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TENANTED INVESTMENT OPPORTUNITY!!!

Fantastic opportunity to purchase this delightful two bedroom modern middle floor maisonette, located in Columbia close to local shops, schools and amenities. This property offers good size accommodation and already has a tenant in the property ideal for an investor, with its own car park and grounds that overlook a magnificent lake. The views are a major selling point to this home.

In brief this property comprises: Secure entry system, Communal entrance, Private front door, hallway leading onto a master bedroom with stunning views over the lake, fitted wardrobes, the bathroom has a modern 3 piece suite, onto the second floor there is a spacious open plan living / dining room, onto a kitchen, the second bedroom has a stunning dormer window with views over the lake.

Externally there are communal grounds which overlook the lake and allocated parking.

Please call the Washington branch on 01914154467 to arrange a viewing

Council Tax Band: A

Tenure: Leasehold

Price: £99,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## External



## LIVING ROOM 2



## Bedroom 1



## Kitchen



## Bedroom 2



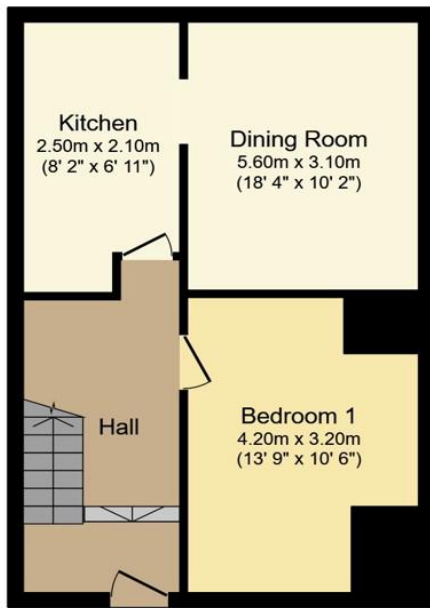
## Living Room



---

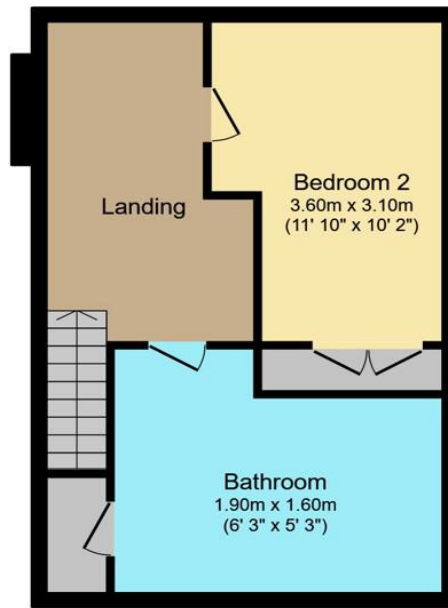
## Bathroom





### Ground Floor

Floor area 43.0 sq.m. (463 sq.ft.) approx



### First Floor

Floor area 43.3 sq.m. (466 sq.ft.) approx

Total floor area 86.3 sq.m. (929 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sherringham House, Station Road, Washington, Tyne and Wear, NE38 8NJ

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

