



## 1 bed lower flat to buy in NE28

Tiberius Close, Wallsend, Tyne and Wear,  
NE28 6RH

**£65,000** Offers over

🛏 x1 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Newly Refurbished
- ✓ Ground floor flat
- ✓ One Bedroom
- ✓ Allocated parking
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents are pleased to welcome this one bedroom lower flat to the market for sale.

Situated within walking distance to Wallsend town centre, local schools, amenities, excellent transport links including Wallsend Metro Station, this properties location offers convenience.

The accommodation briefly comprises: entrance hallway, lounge, fitted kitchen, bathroom and one bedroom. The property benefits from gas central heating and double glazing throughout.

Contact our Wallsend branch for any enquirers: 0191 234 5681 or via email [wallsend@pattinson.co.uk](mailto:wallsend@pattinson.co.uk)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 969

Annual Ground Rent Amount: £50.00

Ground Rent Review Period: Annually

Annual Service Charge Amount: £2,259.00

Price: Offers over £65,000

Property Type: Lower Flat

Parking: Allocated

Heating: Gas

## Front Exterior



## Passageway

0.998m x 3.99m (3'3" x 13'1")

## Bedroom

2.781m x 4.32m (9'1" x 14'2")



## Kitchen

2.316m x 3.195m (7'7" x 10'5")



## Living Room

4.33m x 2.51m (14'2" x 8'2")



## Bathroom

2.075m x 2.331m (6'9" x 7'7")





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>	72	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	

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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/>

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