



## 2 bed apartment to buy in NE28

Alexandrea Way, Wallsend, Wallsend, Tyne and Wear, NE28 9JX

**£85,000** Offers Over

 x 2  x 1  x 2

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Apartment
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A superb opportunity to purchase this good size ground floor apartment situated within this favoured residential development.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with useful storage cupboards and intercom system, open plan living/dining kitchen with a good range of wall and base units, complimenting work surfaces, built in induction hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, breakfast bar with storage under, space for soft furnishings, three UPVC double glazed windows and electric heater. Two bedrooms and four piece bathroom/W.C.

Benefitting from no onward chain, electric heating and UPVC double glazing. The property is ideally located for A1058 Coast Road, good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Leasehold 125 years from 1st January 2006 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2ae57>

Please contact the Wallsend Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £25.00

Annual Service Charge Amount: £1,403.00

Price: Offers Over £85,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to all rooms and useful storage cupboard.

## Living Dining Kitchen

*7.00m x 3.97m (22'11" x 13'0")*

Open plan living/dining kitchen with a good range of wall and base units, complimenting work surfaces, built in induction hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, breakfast bar with storage under, space for soft furnishings, three UPVC double glazed windows and electric heater.



## Bedroom One

*4.31m x 2.87m (14'1" x 9'4")*

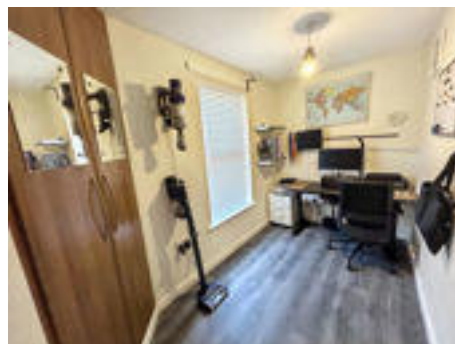
UPVC double glazed window to the rear and electric panel heater.



## Bedroom Two

*3.39m x 1.80m (11'1" x 5'10")*

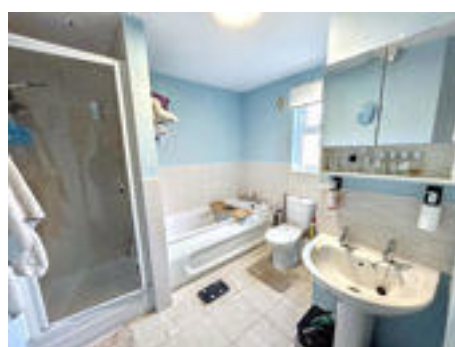
UPVC double glazed window to the front, fitted wardrobes and electric panel heater.



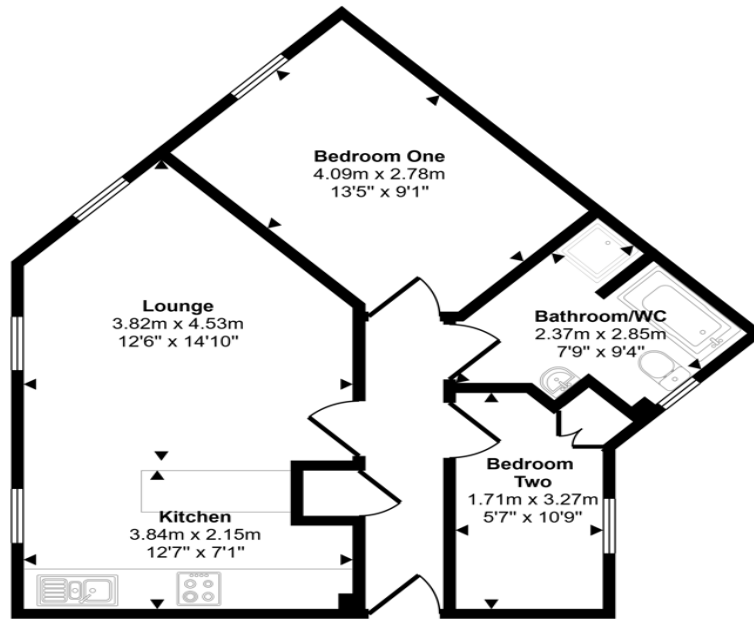
## Bathroom/WC

*2.55m x 2.41m (8'4" x 7'10")*

White four piece bathroom suite comprising; bath, shower cubicle, hand wash basin, low level WC, partially tiled walls, tiled floor, UPVC double glazed window and heated towel rail.



Approx Gross Internal Area  
51 sq m / 548 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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>                                   | 77                         | 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<br>2002/91/EC |           |

Alexandrea Way, Wallsend, Wallsend, Tyne and Wear, NE28 9JX

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.

