



## 2 bed ground floor flat to buy in

Caesar Way, Wallsend, Tyne and Wear,  
NE28 7JL

**£70,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Apartment
- ✓ No Upper Chain
- ✓ Double glazed and Gas Central
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ 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, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, washing machine, fridge freezer, UPVC double glazed window and radiator. Two bedrooms and bathroom/W.C.

Benefitting from no onward chain, gas central heating, UPVC double glazing communal gardens and allocated parking with additional visitors parking. The property is ideally located for A1058 Coast Road, good transport links to Newcastle City Centre, local amenities and schools.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2887c>

Please contact the Wallsend Branch on for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 127

Annual Ground Rent Amount: £204.00

Annual Service Charge Amount: £1,740.00

Price: Starting Bid £70,000

Property Type: Ground floor flat

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: Gas

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.

## Lounge

4.60m x 4.29m (15'1" x 14'0")

UPVC double glazed window to the front and radiator.



## Kitchen

2.69m x 2.67m (8'9" x 8'9")

A good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, washing machine, fridge freezer, UPVC double glazed window and radiator.



## Bedroom One

3.48m x 2.69m (11'5" x 8'9")

UPVC double glazed window to the rear and radiator.



## Bedroom Two

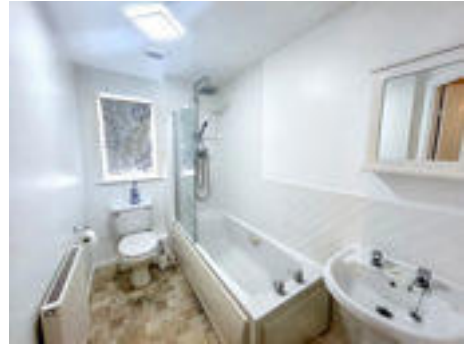
2.90m x 2.36m (9'6" x 7'8")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

White three piece bathroom suite comprising; bath with rainfall shower and handheld attachment, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.

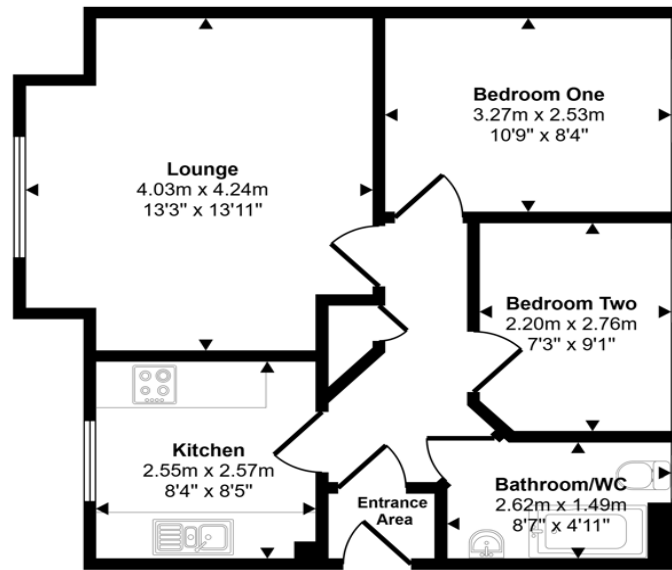


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## Communal Gardens

Communal gardens with allocated parking and additional visitors spaces.

Approx Gross Internal Area  
49 sq m / 530 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>	78	78
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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