



## Alexandrea Way Wallsend



**£65,000**

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# Alexandrea Way

Wallsend

A stylish and contemporary ground floor apartment, light and airy throughout and available with no onward chain! Such a convenient location close to shops, bus routes, access to the A1058 and the A19 North and South, also close to the Silverlink and Cobalt Business Park. Secure entry system, entrance hallway, a delightful, open lounge/dining kitchen with stylish fitted kitchen and integrated appliances, two double bedrooms, modern bathroom with shower over bath, "Jack and Jill" access to the bathroom from the principle bedroom. Double glazing, electric heating, communal gardens, allocated parking bay

COMMUNAL ENTRANCE DOOR TO:

COMMUNAL ENTRANCE HALLWAY: Door to:

ENTRANCE HALLWAY: night storage heater, storage cupboard containing hot water tank, door to:

LOUNGE/DINING KITCHEN: 24'4 X 9'8, (7.42m x 2.95m), three double glazed windows allowing maximum light into this spacious lounge and dining kitchen, perfect for entertaining, the kitchen is fitted with a contemporary and stylish range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and cooker hood, integrated washing machine, one and a half sink unit with hot and cold mixer taps, freestanding slimline dishwasher, space for fridge freezer, two night storage heaters

BEDROOM ONE: (rear): 12'6 x 9'1, (3.81m x 2.77m), fitted wardrobes, electric heater, double glazed window, door to bathroom

BEDROOM TWO: (rear): 7'2 x 9'1, (2.18m x 2.77m), double glazed window, electric wall heater, storage cupboard

BATHROOM: 9'1 x 5'6, (2.77m x 1.68m), "Jack and Jill" modern white suite comprising of, bath, electric shower, pedestal washbasin, low level w.c with push button cistern, tiled splashbacks and tiled bath/shower area, double glazed window, modern flooring, extractor, ladder radiator

EXTERNALLY: Communal garden area, allocated parking bay

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1/1/2006

Service Charge: £80 per month including ground rent

**Council Tax Band: A**

**EPC Rating: C**

WB2099/AI/AI/17/10/23/V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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