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property professionals

Waterloo Court,
Washington, Tyne & Wear, NE37 3DX

- Terraced flat
- 1 bedroom
- Willing tenant paying £300 PCM
- Leasehold ending 01/01/2079

£20,000

EPC Rating C (78)





Property Description

ATTENTION LANDLORDS We offer this one bedroom flat on the Marlborough estate with a willing tenant currently paying £300 PCM providing a yield of 18%. The accommodation comprises a communal staircase and corridor, entrance hallway, large storage cupboard, bedroom, shower room/WC, lounge/diner with balcony and a kitchen. Gas combi central heating, uPVC double glazing, EPC rating C (78), leasehold, Council Tax band A. Monthly service charge applies. Virtual tour available on our YouTube channel.

COMMUNAL STAIRCASE AND CORRIDOR

The property is accessed via a security entrance gate, communal staircase leads to the first floor and an internal communal corridor giving access to the flat.

ENTRANCE HALLWAY

Laminate flooring, large storage cupboard, single radiator, single radiator, additional cupboard and doors leading to the bedroom, shower room and lounge/diner.





BEDROOM

9' 6" x 13' 2" (2.90m x 4.02m) Fitted cupboards, laminate flooring, uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

4' 11" x 7' 3" (1.52m x 2.23m) Glazed enclosure with electric shower,, wash basin and WC. Fully tiled walls and floor.

LOUNGE/DINER

17' 0" x 10' 4" (5.20m x 3.16m) Laminate flooring, uPVC double glazed window and door to a balcony, coving, single radiator and a doorway leading to the kitchen.

KITCHEN

8' 6" x 7' 9" (2.61m x 2.37m) A white kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot-in cooker with extractor canopy over, stainless steel sink with mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, laminate flooring, double radiator and uPVC double glazed windows.



HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (78). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus. The property is located within the Marlborough Estate in Washington. The estate has security entrance gates providing additional security. We recommend anyone wishing to view to use the app What 3 Words to find the precise location. [///organ.device.shakes](https://www.what3words.com/).

TENURE

We understand that the property is leasehold. We would recommend that any purchaser has this confirmed by their legal advisor. We understand that the lease was created on the 1st January 1980 on a 99 year term that ends on the 1st January 2079. As of November 2022 there were 56 years remaining.

SERVICE CHARGE

Please note there is an annual service charge which runs from 1st July to 30th June each year. The current annual charge is £1,617.36 which equates to £134.78 per month. We understand from the owner that this charge includes buildings insurance, maintenance cost, ground rent, waste disposal and Council Tax. We recommend any prospective purchaser has this verified by their legal representative.

COUNCIL TAX

The property is in Council Tax Band A.

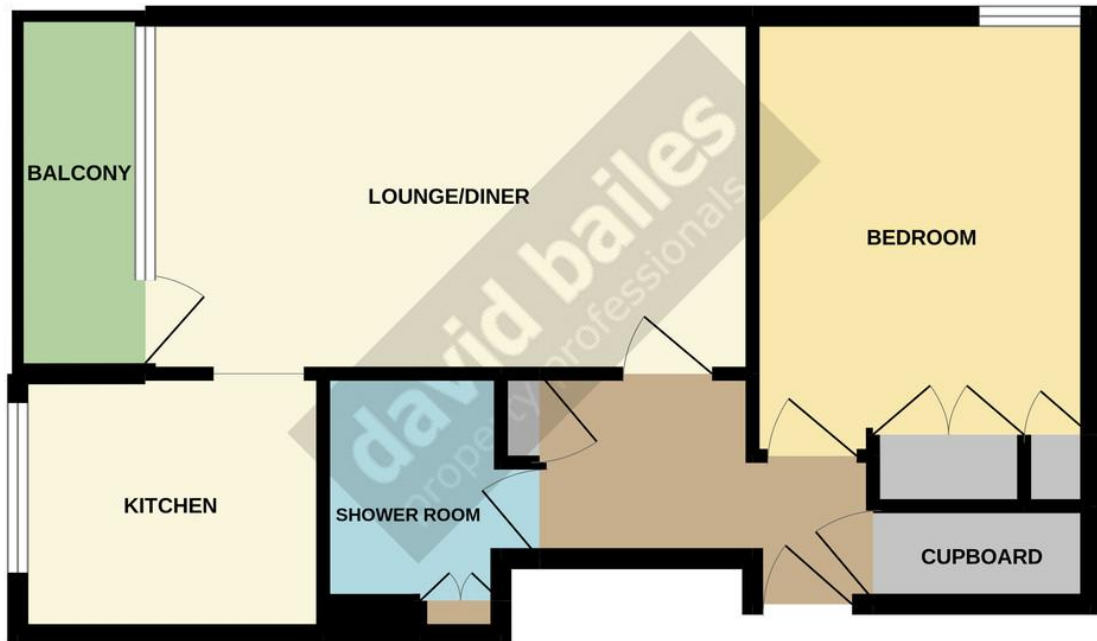
MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

AGENTS NOTE

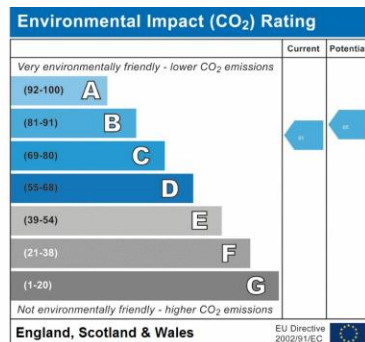
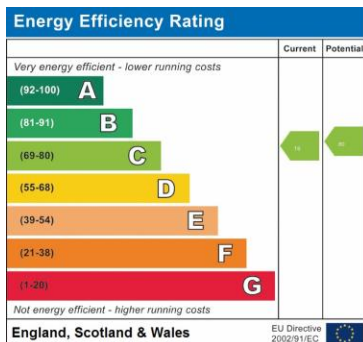
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm. The tenant residing in the property currently pays £300 PCM and would like to stay and sign a new tenancy with the new owner.

GROUND FLOOR 42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 42.8 sq.m. (461 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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