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12 Praetorian Drive, Wallsend, Newcastle upon Tyne

£ 70,000

REDUCED - Offers over £70,000.

A fantastic opportunity to purchase a beautiful 1 bedroom apartment situated on Praetorian Drive.

The accommodation offers a spacious living area. Great for first time buyers looking to get a foot on the property ladder and ready to move into. A spacious modern kitchen to the rear includes a lot of storage space. Situated at the front of the property you have the master bedroom, complete with a large window which allows in the natural light; the room offers additional storage with built in wardrobes. The spacious bathroom provides an area to relax all your troubles away in the bath; or if you prefer a shower there is also an over the head shower. As well as a low-level toilet and hand basin.

There is a monthly maintenance charge of £119 as well as ground rent which is £50 per year

Newcastle City Centre ... 4.6 Mile

Whitley Bay ... 7.2 Mile

Benfield School ... 1.6 Mile

Carville Primary School ... 0.3 Mile

RVI Hospital ... 4.8 Mile

Council Tax Band - A

EPC Rating - C - Full details upon request.

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ENTRANCE HALL

The entrance hall gives access to the rooms as well as 2 large storage cupboards.



LOUNGE

The lounge is to the front of the apartment, a very spacious and airy room overlooking the neighbourhood.



KITCHEN

A beautiful modern kitchen to the rear of the apartment. The kitchen is complete with a built in oven and hob; perfect for cooking up a storm. New boiler fitted December 2024



MASTER BEDROOM

The master bedroom is also to the front of the property. Another lovely spacious room with a built in storage cupboard which could be used as a walk in wardrobe.



BATHROOM

The bathroom is to the rear. A gorgeous space with a bath and overhead shower as well as a pedestal hand basin and low level toilet.



Tenure

David Robson and Associates have been advised by the vendor that this property is leasehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property.

AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.