



## 1 bed apartment to buy in NE37

Waterloo Walk, Washington, Washington,  
Tyne and Wear, NE37 3EN

# £29,000

 x1  x1  x1

Tenure

**Leasehold**

## Property features

 EPC Rating C

Allocated parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY!!!

One bedroom upper flat in a popular residential area close to local industry, schools and amenities.

Pattinsons estate agents welcome to the market this generously proportioned one bedroom property in a quiet location. The property in brief comprises; entrance hallway leading to lounge, kitchen, bathroom and double bedroom. The property also benefits from a balcony which can be accessed through the lounge. this property is decorated neutrally with grey carpets.

Communal lawn gardens, elevator access and ample communal parking to the side aspect.

Please call Washington branch on 01914154467

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 57

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,860.00

Price: £29,000

Property Type: Apartment

Parking: Allocated

Heating: Gas



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>	73	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	

Waterloo Walk, Washington, Washington, Tyne and Wear, NE37 3EN

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

