NAPIER ROAD

SWALWELL

livinglocal

welcoming you home



ATTENTION FIRST TIME BUYERS A beautifully presented two bedroom, first floor flat on Napier Road, is ideal for a wide range of buyers. The property which has been lovingly maintained by the current owner comprises of two bedrooms, a beautiful family bathroom, living room and kitchen with solid oak work tops and breakfast bar. Externally the property benefits from a private yard to the rear and street parking to the front. Located within easy access of the Metro Centre and A1 Western Bypass, this property is ideal for an easy commute. A viewing is simply essential to appreciate the standard of the accommodation on offer! EPC Rating D.









- First Floor Flat
- Beautifully Presented Throughout
- Close To Metrocentre And A1 Bypass
- Two Bedroom
- Street Parking
- EPC Rating D











Living Room
14'3" x 10'11" Max

Kitchen
10'4" x 7'5" Max
Fitted with a range of wall and base units for storage along with integrated oven, hob and wonderful solid oak work top and breakfast bar.

Bathroom
11'2" x 7'9"
This lovely fully tiled bathroom features Free standing oval bath, W/C, Wash Basin and separate Shower.

Bedroom 1
12'11" x 11'3" Max
The room benefits from a lovely feature fireplace.

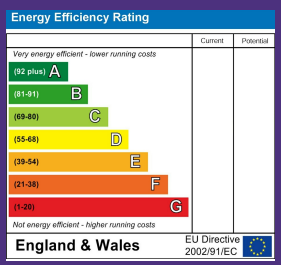
Bedroom 2
7'9" x 8'6"

Externally
The property hosts a private enclosed yard to the rear and benefits from street parking to the front.

Additional Information
Council tax band: A Awaiting EPC. We understand this property is leasehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold Information
Length of original lease: 999 years
Original date: 4th September 1987
Years remaining: 960 years
Annual ground rent: Peppercorn Lease
Ground rent review period: N/A
Last ground rent review date: N/A
Annual service charge: £0

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Asking Price £69,950

First Floor



Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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