



### 3 bed apartment to buy in NE37

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

**£39,000**

 x3  x1  x1

Tenure

**Leasehold**

### Property features

 EPC Rating C

Allocated parking

## Key Information

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

## Description

**\*\* CALLING ALL INVESTORS\*\***

Three bedroom flat.

Pattinsons estate agents are pleased to welcome to the market this ideal investment property or an ideal first time buy.

Briefly comprises secure entry system with communal corridors leading to secure porch / front door, entrance with stairs to hallway, living room and open plan fitted kitchen, One bedroom, to the lower floor we have 2 double bedrooms and bathroom.

Please call the Washington branch on 01914154467 to arrange a viewing

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 56

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,860.00


Price: £39,000

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>		82
(69-80) <b>C</b>	75	
(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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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