



## 2 bed apartment to buy in NE34

Redwood Avenue, Cleadon Vale, South Shields, Tyne and Wear, NE34 8DF

**£105,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM | FIRST FLOOR APARTMENT | GAS CENTRAL HEATING | DOUBLE GLAZED | NO UPPER CHAIN |

We are delighted to offer to the market this beautifully presented two bedroom first floor apartment on the popular Redwood Avenue, South Shields. A great location being a short walk to "The Nook" for shopping as well as great transport links the property also benefits from great walks over Cleadon Hills, ideal for dog walkers.

Comprising briefly :- Secure entry to the communal hallway, stairs to the all floors. Door to the apartment leading to the open plan lounge and kitchen, bedroom one with en-suite, bedroom two and bathroom.

Externally an allocated parking bay lies to the rear

Offered for sale with no upper chain early viewing is essential...

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 111

Annual Ground Rent Amount: £166.00

Annual Service Charge Amount: £800.00

Price: Starting Bid £105,000

Property Type: Apartment

Parking: Allocated

Year built: 2012

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Secure entry to the communal hallway, stairs to all floors. Door to the apartment leading to the open plan lounge and kitchen, bedroom one, with en-suite, bedroom two and bathroom.



## Lounge

Double glazed windows to the front and rear and central heating radiator. Open plan to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back. Integrated fridge/freezer and automatic washing machine. Electric oven and gas hob with extractor hood. Double glazed window to the rear.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## En-suite

Comprising walk in shower cubicle, wash basin and low level w.c.



## Bedroom Two

Double glazed window to the front and central heating radiator.



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## Bathroom

Comprising low level w.c., wash basin and panelled bath.



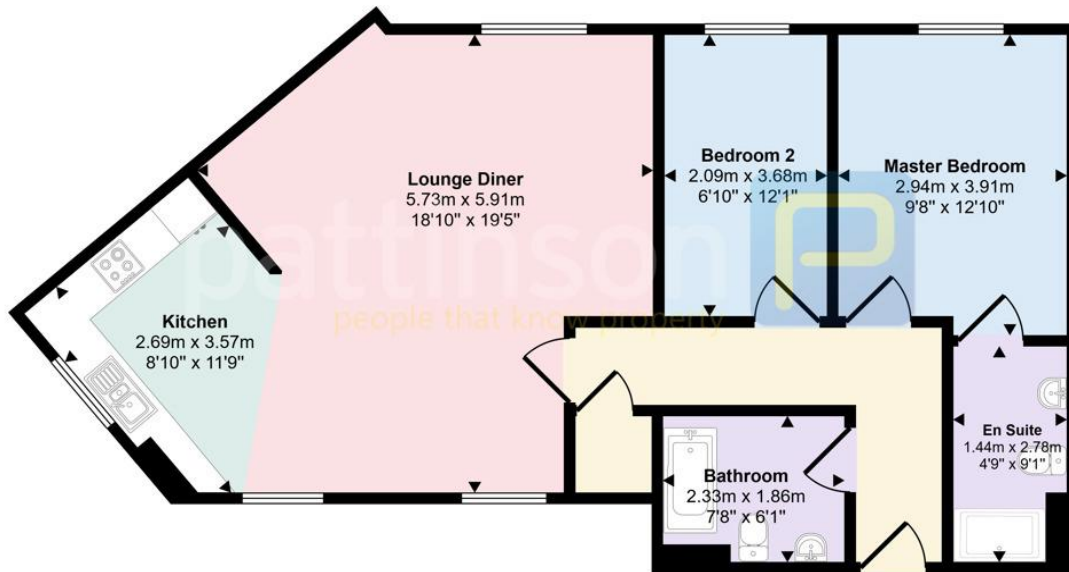
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## External

Allocated parking bay to the rear.



Approx Gross Internal Area  
74 sq m / 797 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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	

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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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