

MOVING HOMES

SALES & LETTINGS



£71,500

Haydon Drive, Wallsend

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Moving Homes welcomes to the market for sale this spacious and modern two bedroom ground floor apartment with private entrance, situated within Haydon Drive on the popular Hadrian Village Estate, Wallsend. With its easy access to the Tyne Tunnel, A19, Howdon Metro Station, local shops and good schools. The property would appeal to a variety of buyers.

Briefly comprising of: - Private entrance into central hallway with access to all principle rooms. The living room is to the front of the property with access into the kitchen with light oak effect units and complementing work tops. There are two double bedrooms both to the rear and a family bathroom, complete with bath with shower over, hand wash basin and wc Externally - There is a communal grassed area to the front and allocated parking bay to the rear with additional visitors spaces.

EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2967-0090-2099-7375>

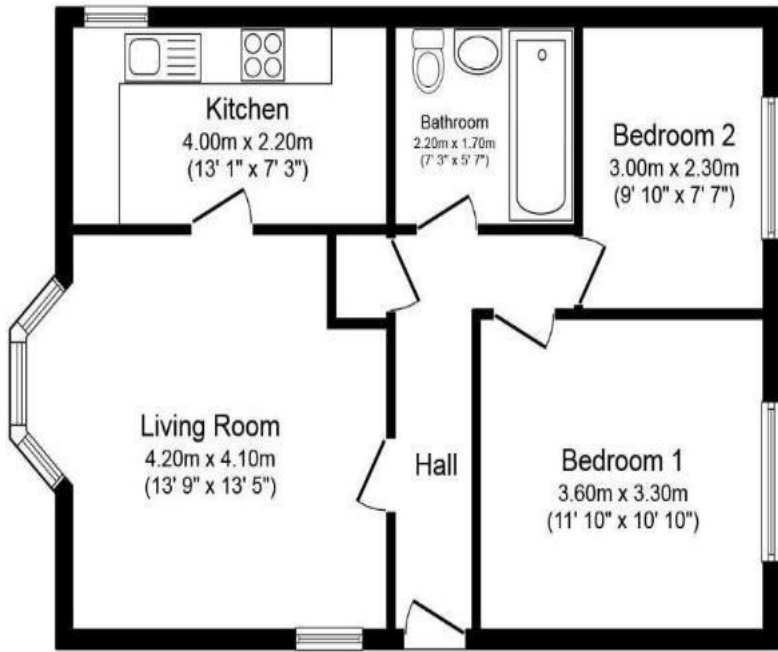
Tenure - The agent understands the property to be leasehold with 125 years from 01.01.2004 The ground rent and service charge to be confirmed. However, this should be confirmed with a licensed legal representative.

Council Tax Band – A £1,408.23 pa

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. 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. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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