

# SIGNATURE

## NORTH EAST

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 Alexandra Way, Wallsend NE28 9JX

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**Asking Price £85,000**

Signature North East are delighted to welcome to the market this well-presented two bedroom top floor apartment, ideally located in Wallsend. Positioned in a great location, the property offers the perfect balance of convenience and community. The area benefits from excellent transport links, including nearby Metro services providing quick access to Newcastle upon Tyne and the wider Tyne & Wear region, as well as easy access to the A19 and Tyne Tunnel for commuters. Residents also enjoy a range of local shops, supermarkets, schools and leisure facilities, in addition to attractive green open spaces close by.

This property benefits from no chain.

Upon entering, you are welcomed into the central hallway which leads you through the home. The first step brings you into the spacious open plan living room, offering ample space for a range of desired furnishings. The open plan kitchen provides a plethora of storage through wall and base units, complemented by ample worktop space. The kitchen is complete with an integrated oven and hob and included within the sale are the fridge freezer, washing machine and dishwasher.

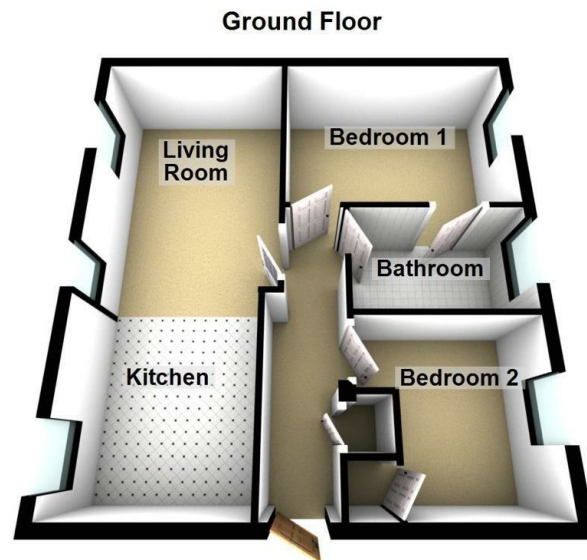
Continuing your journey through the apartment, you will discover two bedrooms, both of which can comfortably accommodate a double bed along with additional furnishings. Bedroom one benefits from direct access to the bathroom, while bedroom two features a fitted storage cupboard, enhancing practicality. Completing the apartment is the bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, this home offers an allocated parking space together with visitor parking bays, providing convenience for residents and guests alike. The building is also accessed via a secure intercom entry system.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 52.8 sq. metres (568.6 sq. feet)

## Measurements:

Living Room  
13'11" x 9'11"

Kitchen  
10'3" x 9'2"

Bedroom One  
9'1" x 12'6"

Bedroom Two  
9'1" x 9'1"

Bathroom  
5'6" x 9'1"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(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 &amp; Wales</b>	EU Directive 2002/91/EC	





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