



## 1 bed apartment to buy in NE37

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

# £29,000

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

✓ EPC Rating C

## Key Information

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

## Description

IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY!!!

One bedroom upper flat in a popular residential area close to local industry, schools and amenities.

Pattinsons estate agents welcome to the market this generously proportioned one bedroom property in a quiet location. The property in brief comprises; entrance hallway leading to lounge, kitchen, bathroom and double bedroom. The property also benefits from a balcony which can be accessed through the lounge. this property is decorated neutrally with grey carpets.

Communal lawn gardens, elevator access and ample communal parking to the side aspect.

Please call Washington branch on 01914154467

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 57

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,860.00

Price: £29,000

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>		
(69-80) <b>C</b>	73	78
(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:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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