



## 2 bed apartment to buy in NE38

Rickleton , Village Centre, Washington,  
Tyne and Wear, NE38 9ET

**£45,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ Vacant possession
- ✓ Low service charge & ground rent
- ✓ EPC rating C
- ✓ Potential rent £650 PCM
- ✓ EPC Rating C

## Key Information

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

## Description

\*\* For sale by modern auction \*\*\* Terms and fees apply \*\*\* Potential rent - £650pcm \*\*\*

This delightful 2-bedroom apartment, located in the heart of Village Centre, Washington, welcomes discerning buyers seeking a tranquil yet convenient lifestyle. Currently available with vacant possession, this stunning property offers a unique opportunity for first-home buyers or seasoned property investors.

The apartment is a sublime blend of comfort spread over a well-designed layout. Comprising of two generously sized bedrooms, a living area, good size kitchen, along with bathroom equipped with modern fixtures.

One of the significant advantages of this property is the low service charge and ground rent, making it an economical choice without compromising on lifestyle or location. The Energy Performance Certificate (EPC) rating is 'C', indicating a reasonably efficient energy level, which further adds to the property's appeal by ensuring lower utility bills.

Positioned in the Village Centre, the locality is renowned for its community spirit and quintessential charm. Here, you're within easy reach of an array of necessary amenities and easy transport links, making daily life or occasional commute a breeze.

This property is available for Residential Sale. Whether you're a first-time homebuyer seeking a manageable yet contemporary home or an astute investor searching for a low-maintenance asset with solid growth potential, this apartment promises to fulfil your expectations.

Schedule your appointment today to explore this beautiful home with a promising future!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 90

Ground Rent Review Period: £10pm

Service Charge Review Period: £88.21pm

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Communal

Heating: Gas

## External



## Living Room



## Kitchen



## Bedroom 1



## Bedroom 2



## Bathroom

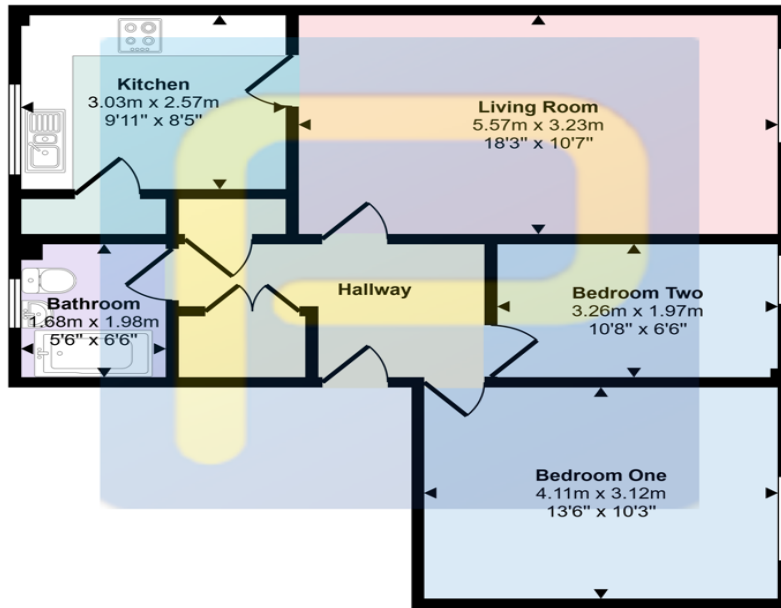


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## Hallway



Approx Gross Internal Area  
60 sq m / 651 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>		
(69-80) <b>C</b>	74	76
(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	

Rickleton , Village Centre, Washington, Tyne and Wear, NE38 9ET

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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