



ronbreen
Estate Agents

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28 Maplewood, Walkerville, Newcastle upon Tyne, NE6 4NP

- . An immaculate 2 bedroom semi-detached bungalow
- . Lounge
- . Kitchen
- . Bathroom/WC
- . Combi central heating

- . Drive on parking to garage
- . Low maintenance rear gravelled garden
- . EPC rating C
- . Early viewing recommended

£75,000 50% shared ownership.
Over 55's only

www.rbreen.co.uk

0191 265 9339

To the market we offer this sought after, immaculate 2 bedroom semi-detached bungalow offering a lounge, kitchen, bathroom/WC and gravelled garden to rear. The property benefits from a combi central heating system, UPVC double glazing throughout and drive on parking to garage. Early viewing is highly recommended.

The market value of the property is £150,000 and you will be buying 50% shared ownership (£75,000). The Home Group own the other 50% share. There is an additional rent of £125.00 per month paid to the Home Group, please see the attached page for all additional costings. Only over 55 years old can purchase.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, carpet flooring, single radiator, fuse box, storage cupboards x2.

LOUNGE

Carpet flooring, ceiling lights x2, double radiator, wallpapered ceiling, UPVC double glazed door to rear garden, UPVC double glazed window to side.

KITCHEN

Base and wall units in white with speckled grey laminate worktops, white composite sink unit, tiled splashbacks, free standing gas cooker, extractor hood, thermostat, Worcester boiler, carpet flooring, fluorescent lighting, single radiator.

BATHROOM/WC Panelled bath with electric shower over, shower curtain, tiled to all walls, pedestal washbasin, low level WC, single radiator, UPVC double glazed window to front, carpet flooring, extractor fan, suite colour in cream.

BEDROOMS

1)
Carpet flooring, wallpapered ceiling, wallpapered walls, storage cupboard, UPVC double glazed window to rear garden.

2)
Wallpapered ceiling, wallpapered walls, carpet flooring, UPVC double glazed window to front, storage cupboard.



- HEATING** Worcester Combi gas central heating.
- DOUBLE GLAZING** UPVC double glazing throughout.
- EXTERNAL** Drive on parking to front with single garage and up and over door, block paving, bin storage area, hedge to side.
Gravelled garden to rear, hedge, shrubs and wall.
- TENURE** Leasehold.
- ADDITIONAL** See next page
- VIEWING** By appointment with Ron Breen Estate Agents.



SALES INFORMATION

- . **Tenure** - Leasehold
- . **Scheme** - over 55's
- . **Percentage** - 50%
- . **Price** - £75,000.00 (50% of the 100% market value£150,000)
- . **Staircasing** - the buyer can purchase more shares simultaneously, whilst purchasing the property. **Maximum 75% ownership**
- . **Lease term** - 998 years from 1st January 1994
- . **Pets** - Permitted

CHARGES PAYABLE

- . **Rent** (monthly) - £125.25
- . **Management charge** (annually) - £309.70
- . **Insurance charge** (annually) - £396.00
- . **Service Charge** (annually) - £682.00
- . **Reserve fund** (annually) - £525.00




The above charges are reviewed annually on 1st April.

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

-  Email
-  Copy link to clipboard
-  Print

28 Maplewood
NEWCASTLE UPON TYNE
NE6 4NP

Energy rating

C

Valid until

30 March 2035

Certificate number

0360-2129-5470-2675-6825

Property type

Detached bungalow

Total floor area

57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.rbreen.co.uk