



Queensway, Westlands,
Newcastle-under-Lyme



OneAgency

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Offers in Excess of £60,000

A first floor studio apartment in the desired location of the Westlands in Newcastle. Ideal for someone looking to downsize, close to Newcastle town centre and great bus routes nearby. In need of some modernisation and sold with the benefit of no chain!





Entrance Hall

Accessed through an intercom fob door, stairs access to the first floor.

First Floor

Hall

2.13m x 1.11m (7' 0" x 3' 8") Storage heater and carpet flooring.

Lounge/Bedroom

5.36m x 2.89m (17' 7" x 9' 6") A juliet balcony with sliding door, storage cupboard and double glazed window to the rear.

Kitchen

2.47m x 1.75m (8' 1" x 5' 9") Wall and base units with worktops, stainless steel sink basin, oven with electric hobs with extractor hood over, storage cupboard, double glazed window to the front and vinyl flooring.

Bathroom

2.60m x 1.52m (8' 6" x 5' 0") A white suite with a bath, pedestal hand wash basin, low level w/c and window to the front.



External

Entered through intercom system with fob, stairs access to the first floor, communal garden areas to the front and rear.

AGENTS NOTES

Leasehold property

16th August 2002 Term : 125 years from 16 August 2002 Rent : £10 and maintenance rent We have requested further information from the vendor to find out any additional charges associated with the property and will update this info as soon as we are aware. Buyers are advised to make their own enquiries through their solicitor.

Probate

We understand the probate has been applied for but not yet granted.

Ground Floor

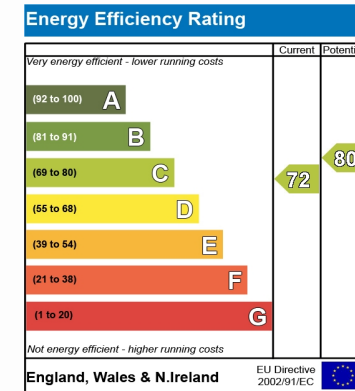
Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 35.5 sq. metres (382.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.