



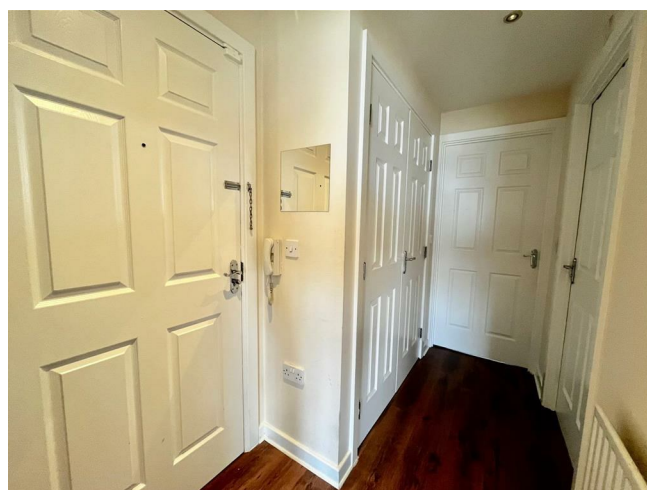
40 Hartington Court, Durham Road, Gateshead, Tyne & Wear, NE8 4EJ

Asking Price £80,000



Key features

- ONE BEDROOM APARTMENT
- PERFECT FOR INVESTORS
- TENANT IN SITU
- OPEN PLAN KITCHEN/LIVING ROOM
- MODERN NEUTRAL DECOR THROUGHOUT
- LARGE BATHROOM WITH BATH & SHOWER
- MODERN FITTED KITCHEN
- GREAT LOCATION
- GREAT TRANSPORT LINKS
- VIEWING IS RECOMMENDED



Description

INVESTMENT OPPORTUNITY - Welcome to Hartington Court, a charming ground floor flat located on Durham Road in Gateshead. The property comprises of an open plan lounge/kitchen area with modern decor, a large bathroom boasting a bath and separate shower cubicle and a spacious bedroom. Currently occupied by a tenant, achieving rental price of £695.00 PCM, this flat presents a fantastic opportunity for investors. Don't miss out on the chance to make Hartington Court, your new investment property. Contact us today to arrange a viewing.



COMMUNAL ENTRANCE

HALL

LOUNGE
14'1 x 11'2

KITCHEN
9'4 x 8'8

BEDROOM
13'3 x 11'1

BATHROOM
8'1 x 7'9

EXTERNAL AND PARKING

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent








has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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