



**77a Grainger Street, Newcastle Upon Tyne, NE1 5JF**  
**Guide Price £165,000**



Introducing an exquisite two-bedroom, two-bathroom luxury apartment nestled in the vibrant heart of Newcastle's city centre! This exceptional property on Grainger Street presents an unparalleled opportunity for both investors and residents alike, previously boasting a remarkable 9.8% Yield.

Strategically situated amidst the bustling energy of the city, this apartment offers easy access to a plethora of retail options, from high-end designer brands to local supermarkets, along with an array of bars and restaurants to cater to every taste. With the Haymarket and Central station Metro within walking distance, as well as close proximity to both universities, the location couldn't be more ideal.

Step inside to discover a meticulously designed interior spread across the first floor. Ascend the stairs to be greeted by a pristine white bathroom

- INVESTMENT OPPORTUNITY
- TWO BEDROOMS & TWO BATHROOMS
- SUPERB LOCATION
- EPC D
- COUNCIL TAX BAND D

