



77b Grainger Street, Newcastle Upon Tyne, NE1 5JF  
**Guide Price £175,000**



Introducing an exquisite two-bedroom, two-bathroom luxury apartment, located 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.

Strategically situated amidst the bustling energy of the city, this apartment offers easy access to an array of amenities, from high-end designer brands to local supermarkets, along with a variety of bars and restaurants. 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.

Briefly comprising: a secure communal entrance, stairs to the first floor, and an inviting hallway with a large fitted bookcase/shelving unit offering both practicality and style. The open-plan lounge/diner seamlessly flows into a modern fitted kitchen, complete with integrated

- CITY CENTRE LOCATION
- GREAT INVESTMENT OPPORTUNITY
- TWO BEDROOMS & TWO BATHROOMS
- POTENTIAL YIELD OF 9.6%
- NO CHAIN
- VACANT POSSESSION
- CLOSE TO GREAT AMENITIES

