

## 192 Commercial Road Byker, Newcastle Upon Tyne, NE6 2ED

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* LOVELY TWO BEDROOM GROUND FLOOR FLAT \*\* PRIVATE YARD \*\* READY TO MOVE INTO \*\*

\*\* GREAT FIRST TIME BUY OR INVESTMENT \*\* POTENTIAL RENTAL INCOME £800-£850 PCM\*\*

\*\* GARAGE \*\* CLOSE TO CITY CENTRE \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

\*\* LEASEHOLD 999 YEAR PEPPERCORN LEASE - NO GROUND RENT \*\*

**Offers Over £80,000**

# 192 Commercial Road

Byker, Newcastle Upon Tyne, NE6 2ED



- Two Bedroom Ground Floor Flat
- Private Yard
- Council Tax Band A
- Great First Time Buy
- Garage
- Energy Rating D
- Close to City Centre
- Ready to Move Into
- 999 Year Peppercorn Lease from 26.02.1988

## Entrance

## External

## Hallway

14'0" x 5'0" max (4.29 x 1.54 max )

## Material Information

## Lease Information

## Lounge

14'6" x 13'11" max (4.44 x 4.25 max )

## Bedroom 1

14'5" x 14'4" max (4.40 x 4.38 max )

## Bedroom 2

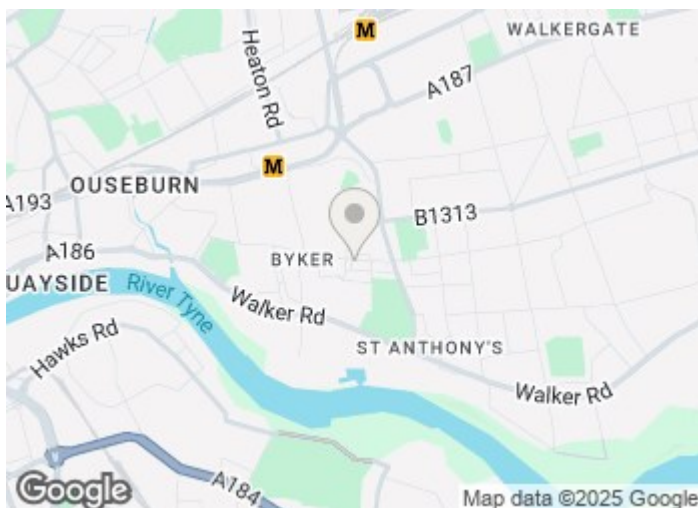
11'2" x 8'10" (3.42 x 2.70 )

## Kitchen

25'11" x 7'11" (7.90 x 2.43 )

## Bathroom

10'0" x 5'0" (3.07 x 1.53)

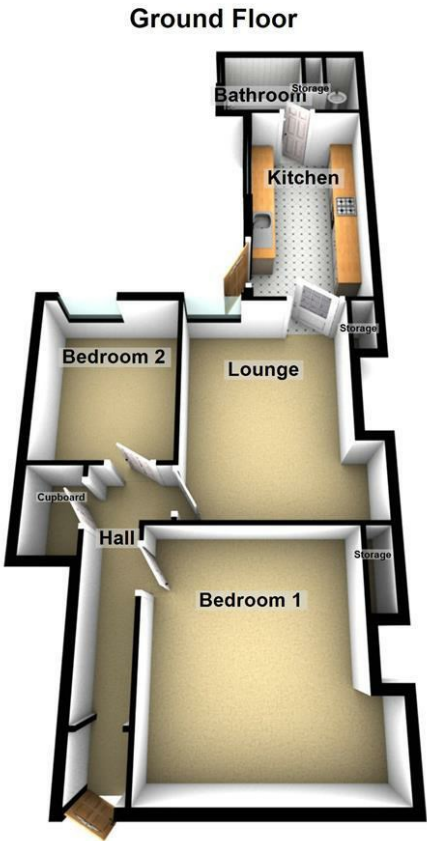


## Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC