



## **St Anns Quay St. Anns Street, Newcastle Upon Tyne, NE1 2DJ**

**Asking price £128,000**

\*\*\*Investors only\*\*\*

CityRise is delighted to present an exciting investment opportunity in the vibrant city of Newcastle Upon Tyne.

The apartment features a fully equipped kitchen, complete with modern appliances, a modern bathroom with sleek fixtures and finishes and a bedroom providing a peaceful space for tenants to relax and unwind.

It also benefits from excellent transport connections, including proximity to bus routes, train stations, and major road networks.

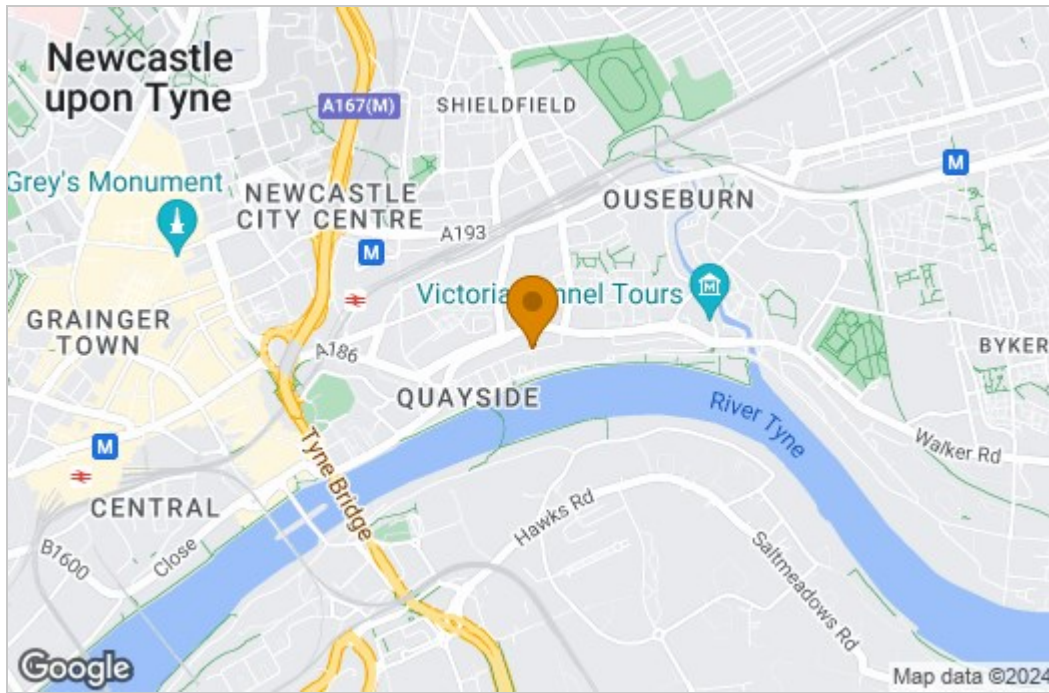
Newcastle is a popular destination for students, professionals, and young families. Take advantage of the high rental demand in this vibrant city, capitalizing on the central location and attractive features of this apartment to secure quality tenants and a steady rental income.

Please do not hesitate to contact us for more information.



# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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