



INVESTMENT OPPORTUNITY (With a potential 13.% ROI*). A spacious two/three bedroom Maisonette occupying a convenient and popular position within close to Newcastle City-centre and St James' Park. The accommodation is laid over two floors and presents in good order. Externally there is a private balcony with a pleasant outlook over a green. There is both lift and staircase access to all floors and a shared resident car park. The location is within easy walking distance of amenities and transport links. We anticipate this should appeal to a variety of buyers, including investors because of the strong rental potential and returns. Viewings are highly recommended - there is no forward chain.

- Two Bedroom Maisonette
- Balcony & Resident Car Park
- Conveniently Central Location
- Spacious & Well Presented
- Great Rental Potential
- No Forward Chain

Entrance Hall

Cloaks area, Stairs down to bedrooms and bathroom.

Lounge-Diner 16' 6" by 9' 3" (5m 4cm by 2m 81cm)

Double glazed window, TV Satellite link.



Kitchen 17' 6" by 6' 4" (5m 34cm by 1m 93cm)

Wall and floor units with worksurfaces over, Sink and drainer unit with mixer tap, Electric cooker point with extractor hood over, Plumber for washing machine, Wall mounted boiler (hot water), Double glazed window.

Lower Hall

Built in storage cupboard.



Bedroom One 15' 10" by 9' 3" (4m 82cm by 2m 82cm)

(Originally two bedrooms) Two double glazed windows.

Bedroom Two 15' 11" by 9' 4" (4m 84cm by 2m 84cm)

Double glazed French doors to the balcony.



Bathroom 6' 3" by 4' (1m 91cm by 1m 21cm)

Bath with shower head attachment, Wash hand basin with vanity unit, WC, Double glazed window, Tiled walls.



Box Room

Shelved with power and light.

External

Decked balcony patio. Bin store and ancillary storage cupboard next to front door. Resident car park.

Tenure

Leasehold - 92 years remaining.



A&G Land & Property Agents.

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Services

Main electricity, water and drainage.

Council tax band A.

EPC TBC.

Ground Rent: £10 per year

Service Charge: £37.95 per week

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Agents Notes

*The indication of a potential 13% ROI is based on the assumption of rent being achieved on this property at £975pcm, against the current asking price of £90,000. This percentage would clearly vary if either the asking price or the rent received were either higher or lower than these figures.

Property Background

This property was originally a three bedroom maisonette, however, the previous owner opened up bedrooms one and three to create two larger bedrooms and a box room. It is therefore possible to re-instate the accommodation to three bedrooms, if desired.



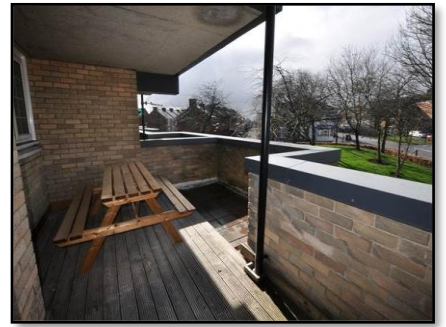
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