



INVESTMENT OPPORTUNITY - 15% Gross Yield.

A ground floor student apartment in Burgess House, which is located in Newcastle City Centre, and offers luxurious student accommodation which is designed to suit a modern Uni-student lifestyle. It provides a spacious, modern environment with a communal lounge, cinema room, gym, laundry and car parking facility. The central location is ideally placed, being just a short walk from Newcastle University & Northumbria University, and a selection of popular local bars & restaurants.

- **Investment Opportunity**
- **City Centre Location**
- **Fully Furnished**
- **Student Apartment**
- **Parking & Social Spaces**
- **Ground Floor**

Important Information

PLEASE NOTE! Due to the size and lease restrictions on purpose-built student accommodation, this property is not eligible for a mortgage and can only be bought as an investment property - cash buyers only need apply!

Apartment LG10

(20sq./m) The apartment features a fully fitted stylish kitchen, with integrated hob, microwave and extractor hood, study area with desk and chair, double bed with built in bedside tables, large storage cupboard and shower room. Flat screen TV and intercom entry system are just some of the modern features of this apartment.

Location

Sited on St James Boulevard, students at Burgess House have the city centre on their door-step. Both Northumbria University and Newcastle University are just a 20 minute walk through the city centre, and with Newcastle Central Station just around the corner, students can travel to Sunderland in under 30 minutes.

Accommodation

Burgess House homes 110 students each year and offers two different types of studio – Premium Studio & Deluxe Studio.

All of the rooms include a modern kitchen, en-suite bathroom, study area, and smart TV. They also have triple-glazed windows which provides a quiet place for you to study, whilst also being in the heart of the city centre.

All rooms at Burgess House are available for dual occupancy – for no additional cost.

Social Spaces

Burgess House offers a communal social space to residents, and a gym. There is also a cinema room, laundry and bike store.

Inclusions

All bills are included in the rental price and includes free Wi-Fi, water, electricity and even content insurance.

Burgess House also has an on-site Accommodation Team who are on-hand to assist tenants with day to day issues or requirements. There is also has 24/7 CCTV and a dedicated out-of-hours service.

Council tax band A. Please note, this is payable by working professionals only.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

Rent & Fees

Gross rent: £6028 pa
Ground rent: -£282.38 pa
Service charge: -£3,150 pa
Management fees: -£751.40 pa
Net income: £1844.22 pa

Services & Tenure

Council Tax Band: A (for non-students)
Tenure: Leasehold
Length Of Lease: 241 years remaining
Mains gas, electricity, water and drainage are connected to the building

Disclaimer

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



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com