



## 14 Canterbury Way | Jarrow | Tyne And Wear | NE32 4TD

£45,000

**ATTENTION LANDLORDS** This charming one-bedroom second floor flat has a tenant wishing to stay who is currently paying £475 PCM providing a yield of 11%. Features include a garage within a nearby block, modern kitchen with integrated appliances, contemporary shower room and access to communal gardens. Situated in a desirable area, leasehold property with 105 years remaining. Energy Performance Certificate (EPC) rating: D (58), Council Tax Band A, virtual tour available.

- Ideal for landlords:  
Tenant in place, wishes to stay.
- Rental income: £475 per month.
- Attractive yield: 11% return.
- one-bedroom flat on the second floor.