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property professionals

**Canterbury Way,**  
Jarrow, Tyne And Wear, NE32 4TD

- 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.

**£45,000**

EPC Rating D (58)





## Property Description

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.

Located in the popular Fellgate Estate close to local schools, shops and Fellgate Metro with links to both Newcastle and Sunderland. We offer for sale with a tenant wishing to stay paying £475 PCM. This one bedroom second floor flat provides an ideal investment property.

On entering the property via a security entry system is the entrance communal hallway with staircase. Wooden entrance door to the flat hall, master bedroom, shower room, lounge/diner and kitchen.



Externally there is a communal grassed area and a single garage in a separate block.

#### TENURE

The flat has a lease of 105 years remaining from 1st March 2005. There is a service charge of £110 PCM and is reviewed yearly. The owner has advised our office the residents committee are in the process of seeking a new management company to reduce the monthly service charge.

#### GROUND FLOOR

There is a security intercom system to open the front door of the main building to the communal hall and staircase. The flat is located on the second floor which is only accessed via the stairs.

#### SECOND FLOOR

Wooden security door to the flat hallway.

#### HALLWAY

A long hallway with built in storage cupboard, laminate flooring, ceiling spot lighting.

#### LOUNGE/DINER

16' 3" x 10' 6" (4.97m x 3.22m) A spacious room with large uPVC double glazed window with views over the front lawn area, electric heater, laminate flooring, ceiling spot lighting.

#### KITCHEN

7' 8" x 7' 1" (2.34m x 2.16m) Fitted with a modern range of wall and base units, complimentary work tops, cladded walls and splash backs, integrated oven and electric cooking hob with extractor over, integrated fridge/freezer and plumbed space for a washing machine, sink and drainer with mixer tap, laminate flooring, ceiling spot lighting, uPVC double glazed window.

#### SHOWER ROOM

6' 3" x 5' 4" (1.92m x 1.63m) corner shower cubicle with electric shower, Wash basin with base storage cupboard, WC, cladded panel walls, laminate flooring, extractor fan,

#### BEDROOM

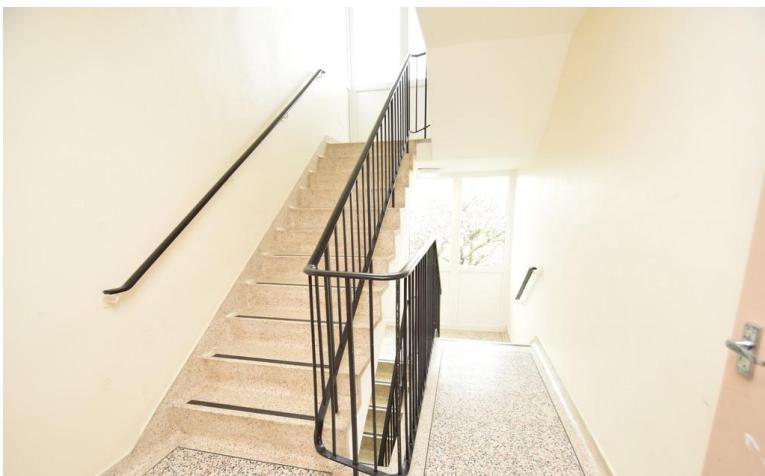
12' 9" Max x 9' 10" (3.90m x 3.00m) uPVC double glazed window, electric heater, built in wardrobe and storage cupboard.

#### GARAGE

There is a single garage at the end of a block opposite the main building.

#### HEATING

Electric heating only.





#### GLAZING

uPVC double glazed windows only.

#### COUNCIL TAX

The property is in Council Tax band A.

#### ENERGY EFFICIENCY

EPC rating D (58). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTES

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

GROUND FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 42.0 sq.m. (452 sq.ft.) approx.

Whilst every care has been taken to ensure these particulars are accurate, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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