



Prime Property Associates



**33 & 35 Windy Nook
, Gateshead, NE9 6QP**

Offers In The Region Of £295,000

33 & 35 Windy Nook

, Gateshead, NE9 6QP



- Pair of Flats with Four Bedroom HMO'S
- Eight Fully Furnished Rooms
- 2 Standard Bedrooms who have access to the Main bathrooms
- 2 Shared Bathrooms
- Rental Income of £3735 with Tenants in Situ
- 6 Ensuite Bathrooms
- 2 Shared Kitchens

TURN-KEY HMO INVESTMENT ** Pair of Flats ** TWO 4 Bed HMO'S ** 6 En-Suites
ALL ROOMS FULLY FURNISHED – RENTAL INCOME OF £3735 PER MONTH

Currently Fully Let to 8 Tenants

An ideal investment opportunity, this fully tenanted HMO is located at 33 AND 35 Windy Nook and is ready for a hands-off investor. Spread across two flats, the property is sold as seen with all furniture and white goods included.

The property benefits from full compliance:

EICR (Electrical Installation Condition Report)
Gas Safety Certificate
Portable Appliance Testing (PAT)
Smoke Alarms

The layouts includes communal entrances and hallway leading to the bedrooms and shared kitchen and main bathroom. All eight bedrooms are fully furnished, each with a wardrobe and chest of drawers. Six double rooms with en-suites and two smaller bedrooms. The smaller rooms have use of the main bathrooms.

33 Windy Nook Rents

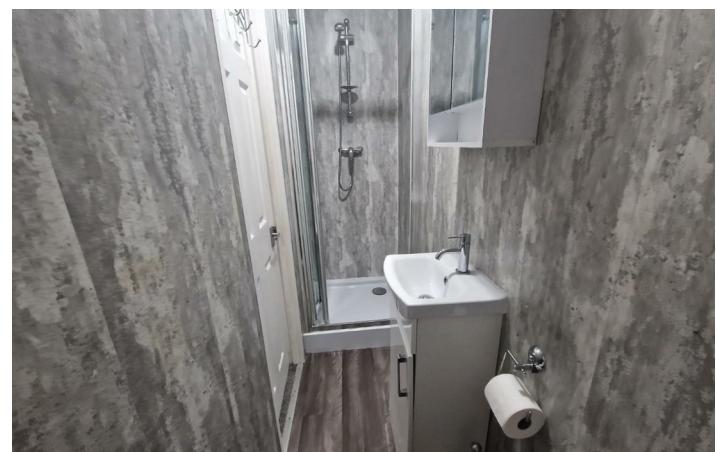
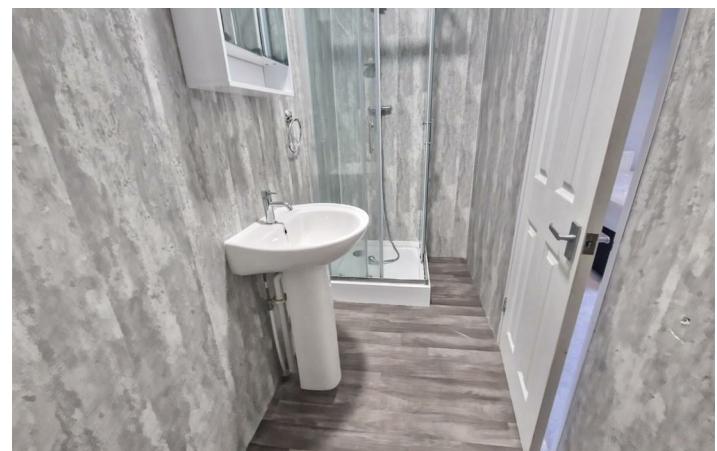
Room 1 - Rent @ £505 pcm (Periodic Tenancy)
Room 2 - Rent @ £375 pcm (Periodic Tenancy)
Room 3 - Rent @ £515 pcm (Periodic Tenancy)
Room 4 - Rent @ £515 pcm (Periodic Tenancy)

35 Windy Nook Rents

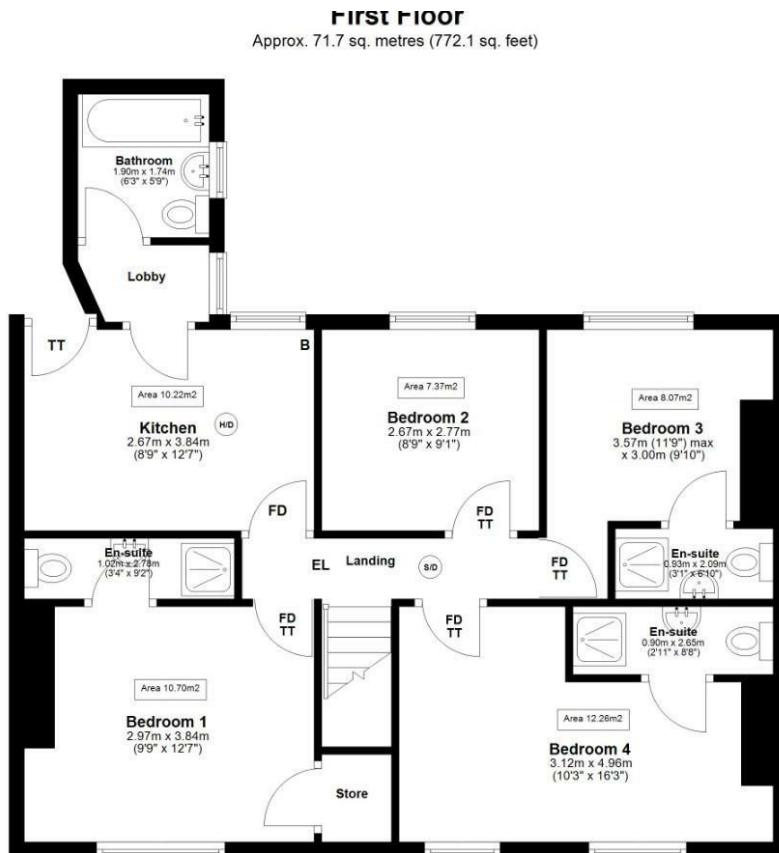
Room 1 - Rent @ £495 pcm (Periodic Tenancy)
Room 2 - Rent @ £360 pcm (Fixed Term Tenancy)
Room 3 - Rent @ £495 pcm (Fixed Term Tenancy)
Room 4 - Rent @ £475 pcm ((Fixed Term Tenancy)

33 Windy Nook - EPC Rating E

35 Windy Nook - EPC Rating D



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	