

**STUART
EDWARDS**



Richmond Road
, South Shields NE34 0QL

- 2 BEDROOM FLAT
- VACANT
- INVESTMENT OPPORTUNITY
- GREAT TRANSPORT LINKS
- TYNESIDE LEASE WITH 900 YEARS REMAINING
- SUBSTANTIAL SIZE
- POPULAR AREA FOR INVESTERS

Asking Price £60,000

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

An exceptional investment opportunity featuring a 2-bedroom ground floor Tyneside flat in a highly desirable location in South Shields. This property is perfect for families and young professionals, benefiting from a secure long Tyneside Lease (900+ years left). The location is superb, being just 5 minutes from the centre of South Shields, 3 minutes drive from South Tyneside District Hospital, and 5 minutes drive from the major Port Tyne Clean Energy Regeneration Programme. Excellent local amenities include good schools and South Tyneside College nearby. The property currently offers comfortable living space with a 2-bedroom, 1-bathroom layout, including a kitchen, lounge, and dining room. With minor upgrades to the kitchen and flooring, the property has the potential to achieve a strong rental income of £600 - £650 per calendar month (pcm), which translates to an estimated yield of 10.7% - 11.6%. Attractively priced for buy-to-let investors. To fully appreciate its potential, be sure to visit. EPC C Rating Council Tax Band A

LEASEHOLD.

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8020-2004-0349-2097-1543>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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

