



Colston Street, Benwell, Newcastle upon Tyne NE4 8UL

Offers Over: £145,000

Investment Opportunity - Available for sale with the tenants in place is this pair of flats located in Benwell. The accommodation to the ground floor flat briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. To the first floor flat is an entrance with stairs leading to first floor landing, lounge, kitchen, three bedrooms, rear hallway and bathroom. Both flats have access to a shared rear yard.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: A for each flat

EPC Rating:
Ground Floor Flat - D
First Floor Flat - C





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Investment Opportunity

Sold with Tenants In Place

Pair of Flats

Ground Floor - Two Bedrooms

First Floor - Three Bedrooms

One Reception Room to Each

For any more information regarding the property please contact us today

Ground Floor Flat

Hallway

Storage cupboard.

Lounge 13' 10" x 9' 10" (4.21m x 2.99m)

Double glazed window to the rear. Storage cupboard. Radiator.

Kitchen 13' 8" x 7' 2" (4.16m x 2.18m)

Sink/drain. Gas cooker point. Radiator. Door to the rear.

Bedroom One 9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to the rear. Radiator.

Bedroom Two 13' 8" x 12' 5" (4.16m x 3.78m)

Double glazed window to the front. Coving. Radiator.

Bathroom 8' 5" x 7' 6" (2.56m x 2.28m)

Frosted double glazed window to the rear. Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

First Floor Flat

Entrance

Stairs leading to first floor landing.

First Floor Landing

Loft access.

Lounge 13' 7" x 11' 8" max (4.14m x 3.55m)

Double glazed window to the rear. Storage cupboard. Radiator.

Kitchen 12' 4" x 7' 3" (3.76m x 2.21m)

Double glazed window to the rear. One and half bowl sink/drain. Plumbed for washing machine. Gas cooker point. Radiator.

Bedroom One 14' 9" x 11' 8" (4.49m x 3.55m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 1" x 7' 6" (3.07m x 2.28m)

Double glazed window to the front. Radiator.

Bedroom Three 8' 11" x 7' 6" (2.72m x 2.28m)

Double glazed window to the front. Radiator.

Rear Hallway

Door to the rear.

Bathroom 9' 2" x 5' 4" (2.79m x 1.62m)

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Shared rear yard, accessed by both flats.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

The property benefits from double glazing throughout.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

CURRENT RENTAL INFORMATION

The landlord has advised us that the ground floor flat currently achieves £490 pcm, and the first floor flat currently achieves £830 pcm, giving a total of £1,320pcm (being £15,840 per annum). Rook Matthews Sayer have not had sight of the tenancy agreements.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ground Floor Flat

| Score | Energy rating | Current |
|-------|---------------|---------|
| 92+ | A | |
| 81-91 | B | |
| 69-80 | C | 69 |
| 55-68 | D | |
| 39-54 | E | |
| 21-38 | F | |
| 1-20 | G | |

First Floor Flat

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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