





- Ground Floor Flat
- Central Location
- Shared Rear Garden
- Double Glazed
- Leasehold Interest
- Refurbished Kitchen
- Two Bedrooms
- Gas Central Heating
- Transport Links
- Council Tax Band *A*





MODERN FLAT | REFURBISHED KITCHEN | GREAT INVESTMENT

Positioned on Brookland Terrace, this charming two bedroom ground floor flat will make a great buy for the first time buyer, downsizers or investors alike. The property benefits from local facilities, great transport links to Newcastle city centre and the coast, as well as being close to North Tyneside General Hospital. The property is Tenanted until June 2024 so you have an income immediately on your investment.

The property briefly comprises;- entrance hallway with storage cupboard, spacious lounge which leads to the refurbished kitchen with an integrated hob and oven, two bedrooms- the main one with a bay window, and a modern tiled bathroom. Externally, there is a shared garden to the rear. As you would expect the property is warmed with gas central heating and also boasts double glazing.

For more information or to book your viewing, please, call 0191 257 2000.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*



Ground Floor



The difference between house and home

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Lounge 11'8" x 13'10" (3.57 x 4.23)

Kitchen 8'7" x 6'9" (2.63 x 2.08)

Bedroom One 14'3" x 13'1" (4.35 x 4.00)

Bedroom Two 6'2" x 8'9" (1.90 x 2.67)

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

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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