



## 7 Lecondale Court, Gateshead, NE10 8QX

**Offers Over £49,950**

We are pleased to welcome to the market this currently tenanted ground floor flat which should appeal to buy to let investors...

Bell Estate Agents are pleased to welcome to the market this well cared for ground floor flat. The internal accommodation briefly comprises of a secure communal entrance leading to the properties inner lobby, leading on from this is a good size lounge/dining room which also provides access to the garden. Completing the layout are two well proportioned bedrooms, a three piece family bathroom and fitted kitchen with integrated oven/hob.

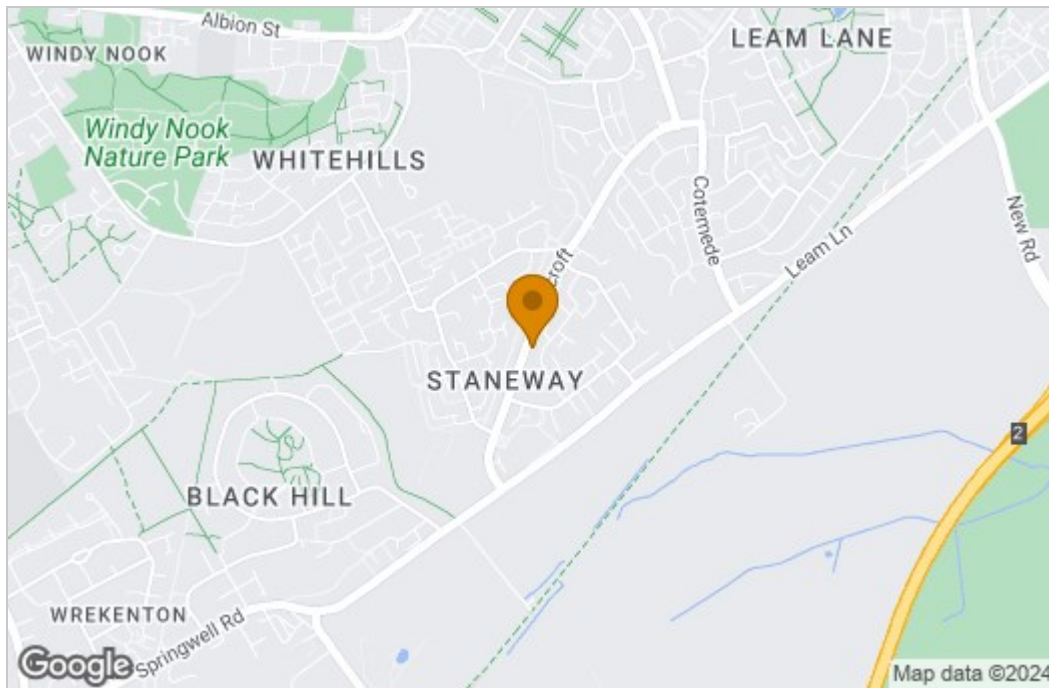
The properties yield is currently in excess of 7% making this a good rental investment for and landlords. Contact the branch for any further information. (Rental yields are subject to change and circumstances.)

Leam Lane Estate was built in the 1950s. Originally made up predominantly of council-built accommodation. Its main shopping area, Fewster Square comprises of convenience stores, a DIY shop, library, community centre, Post Office and medical centre. As well as a range of local pubs/takeaways. There is also The Oliver Henderson Park which includes a play area, a lake, a skateboard park and a bowling green. The estate has four primary schools: Roman Road, Colegate, Saint Augustine's and Lingey House. It has one Secondary School, situated on the border of Leam Lane and Heworth and is named Heworth Grange Comprehensive School.

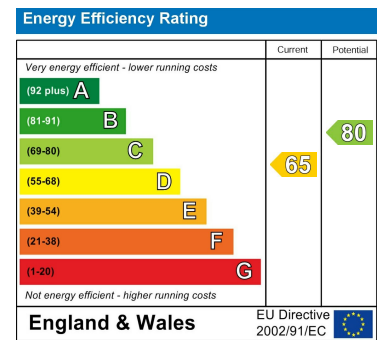


# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.