



## Juniper Court, Blaydon, Tyne And Wear, NE21 4BB

\*\*\*INVESTMENT OPPORTUNITY\*\*\* Lovely tenanted one bedroom ground floor flat on the popular Loup Farm Estate in Blaydon. The property comprises of entrance hall, lounge, kitchen, one bedroom and bathroom W/C. Externally the property benefits from a shared garden area, with parking available on street. The tenant has lived in the property for 13 years and is paying £475 per month, offering a potential yield in excess of 11%. Viewings available by appointment with Living Local. EPC rating D.



**Tenanted Investment Opportunity**

**Potential Yield Over 11%**

**Ground Floor Flat**

**Viewings Available**

**One Bedroom**

**EPC Rating D**

**Offers Over £45,000**

**Lounge** 13' 5" x 10' 0" (4.08m x 3.05m)

**Kitchen** 10' 8" x 4' 11" (3.25m x 1.50m)

Fitted with a range of wall and base units. Integrated oven/hob and under counter fridge. Cupboard housing electric water heater.

**Bedroom** 10' 3" x 7' 10" (3.13m x 2.39m)

**Bathroom** 6' 10" x 4' 11" (2.08m x 1.49m) max

Well presented bathroom including bath with shower over, wash basin and W/C.

**Externally**

Shared lawned communal garden. Parking available on street.

**Additional information**

Council tax band: A We understand this property is leasehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. This property does not have gas. The heating and water tank are electric.

**Leasehold information**

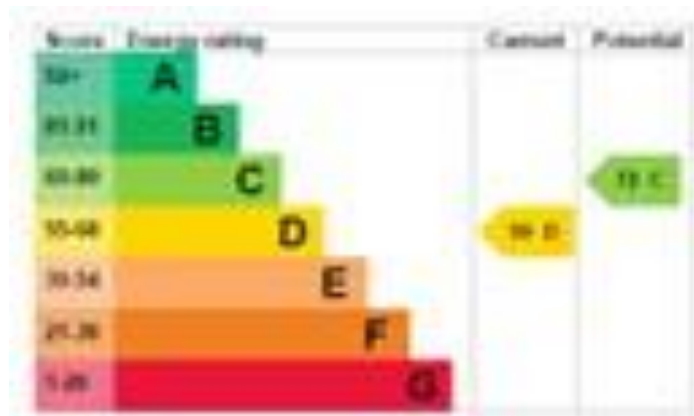
Length of original lease: 125 years Original date: October 2007 Years remaining: 105 Annual ground rent: £106 Ground rent review period: TBC Last ground rent review date: TBC Annual service charge: £2,556 for 2026. The service charge has been elevated to build up funds for repairs to external staircase and balconies. Your conveyancer will confirm further details when they receive the management pack. Once these expenses have been paid for it is understood the service charge will be reduced. Included in the service charge: General repairs, buildings insurance, grounds maintenance and accountancy fees.

**Important note to purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



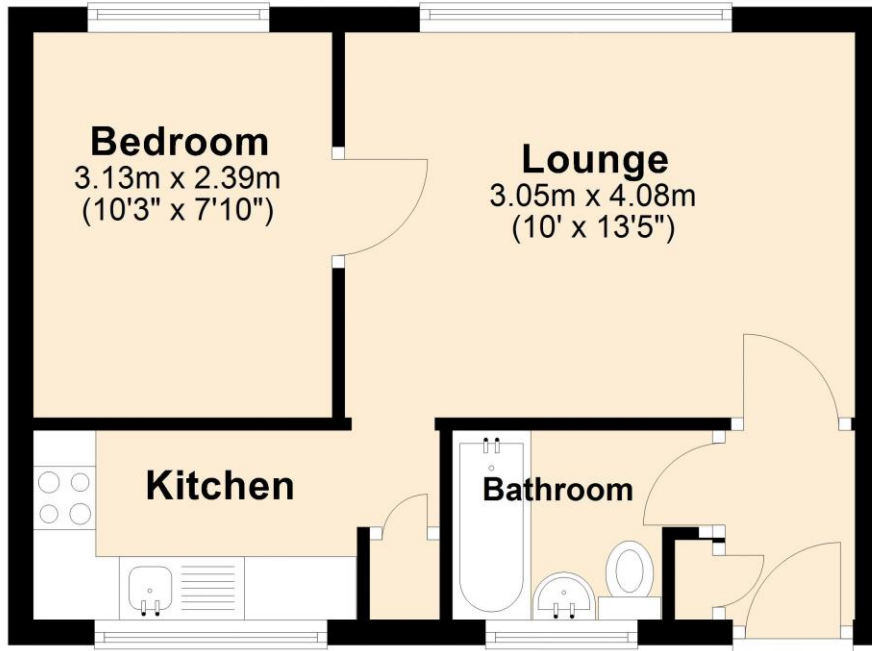
**EPC Graph (full EPC available on request)**



# Floorplan

## Ground Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 30.8 sq. metres (331.0 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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