BRUNTON
RESIDENTIAL



CLARENDON MEWS, BRUNTON LANE, NE3

Auction Guide £65,000


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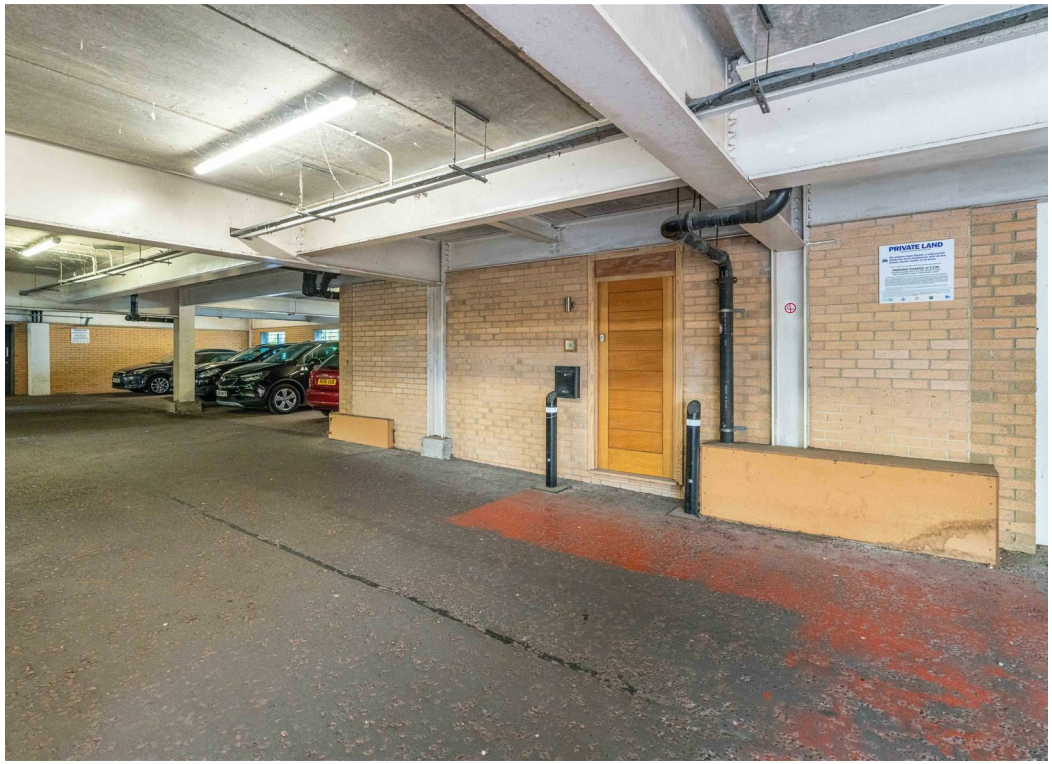
PRIVATE LAND




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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £65,000+ Reservation Fee

Brunton Residential are delighted to present this one-bedroom ground-floor apartment in Clarendon Mews, Gosforth. Clarendon Mews is perfectly positioned at the junction of Brunton Lane and Great North Road, offering superb access to the A1, central Gosforth, and Newcastle City Centre. Previously let achieving £675 pcm, this property delivers an impressive 9% gross yield, making it an outstanding opportunity for buy-to-let investors seeking strong returns and long-term growth.

With high demand for rental properties in this sought-after area, this apartment is an ideal addition to any investment portfolio. Early viewing is highly recommended to secure this attractive asset.

Call today for more information.

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Internally, the property briefly comprises: entrance hall with storage cupboard, an open plan lounge / kitchen with integrated appliances including dishwasher, washing machine and fridge freezer. The bedroom has fitted wardrobes, there is also a shower room.

On site, covered permit parking is available to residents, as well as bike storage.

This property represents fantastic value, and would make an ideal investment, having previously been rented out for £675pcm, or a first time buy.

Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangement
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you





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TENURE : Leasehold

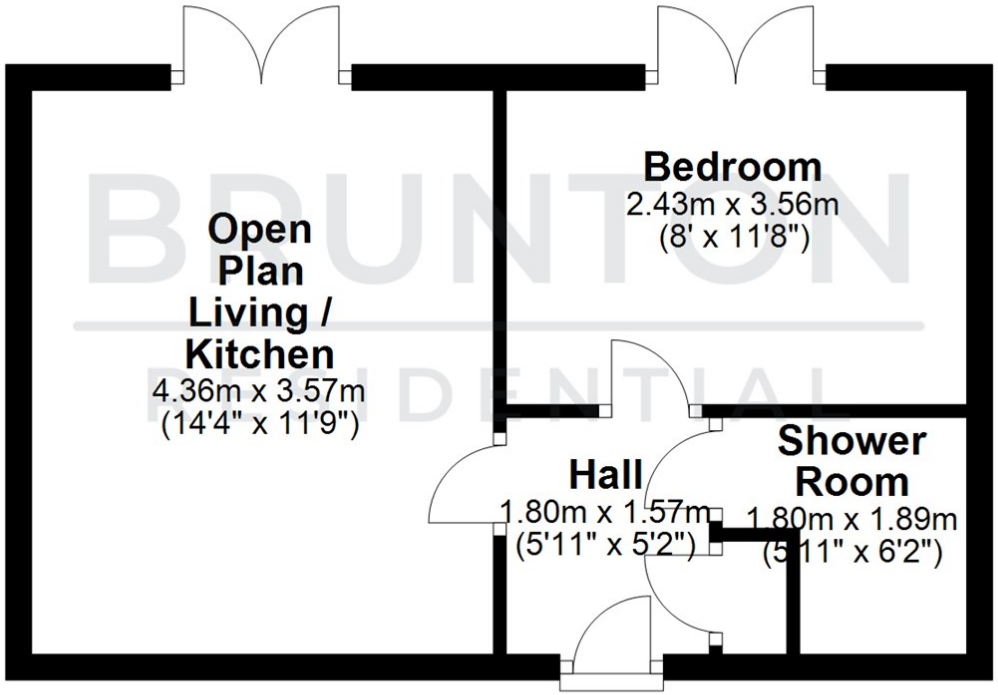
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



