

# BRUNTON

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## RESIDENTIAL



**GLENTHORN ROAD, JESMOND, NE2**

Offers Over £185,000

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### NO ONWARD CHAIN – GROUND FLOOR TYNESIDE FLAT – STRONG INVESTMENT OPPORTUNITY

Brunton Residential are pleased to present to the market this two-bedroom lower Tyneside flat, ideally situated on Glenthorne Road in Jesmond. The property offers the classic Tyneside flat layout and is positioned within one of Newcastle's most sought-after residential areas.

Currently tenanted at £1,150 per calendar month, the property represents a strong opportunity for investors seeking an established income-producing asset. It would also make an excellent first-time purchase for buyers looking to secure a home in a prime location.

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Accommodation briefly comprises an entrance hallway with a useful storage cupboard. To the front of the property is a spacious double bedroom featuring a bay window, while a second double bedroom is positioned to the rear. There is also a generous lounge which leads through to the kitchen and then on to the bathroom.

The kitchen is fitted with a range of wall and base units with coordinated work surfaces. The bathroom is fitted with a WC, wash basin, bath, and a separate shower unit.

Externally, there is a private rear yard with walled boundaries.

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TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		70	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	