



Curzon Place, Gateshead, NE8

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Asking Price £130,000

* INVESTMENT OPPORTUNITY* TENANTED AT £1100 PCM * GATESHEAD NE8 * GROUND FLOOR APARTMENT * TWO BEDROOM * TWO BATHROOMS * PURPOSE BUILT APARTMENT * ALLOCATED PARKING * EPC RATING - C * COUNCIL TAX BAND - C *

Welcome to this charming duplex apartment located in the desirable area of Curzon Place, Gateshead. This well-appointed property boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With two generously sized bedrooms, this apartment is ideal for small families, couples, or individuals seeking extra space.

The property features two modern bathrooms, ensuring convenience and comfort for all residents. The ground floor location provides easy access, with a secure communal courtyard.

For those with vehicles, the apartment includes secure dedicated parking bay in the garage, accessible via a fob and permit. This added feature enhances the convenience of urban living, allowing you to park with peace of mind.

The service charge is set at £1800 per annum, which covers the management of the block living, ensuring that the communal areas are well-maintained and secure. It is currently tenanted at a monthly rent of £1100.

In summary, this duplex apartment in Curzon Place presents a wonderful opportunity to enjoy modern living in a secure and well-managed environment. With its excellent amenities and prime location, it is sure to appeal to a variety of lifestyles. Do not miss the chance to make this delightful property your new home.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com

Hallway

Bedroom 1

10'11" x 12'0"

Ensuite

Bedroom 2

6'9" x 8'7"

Bathroom


6'8" x 4'7"

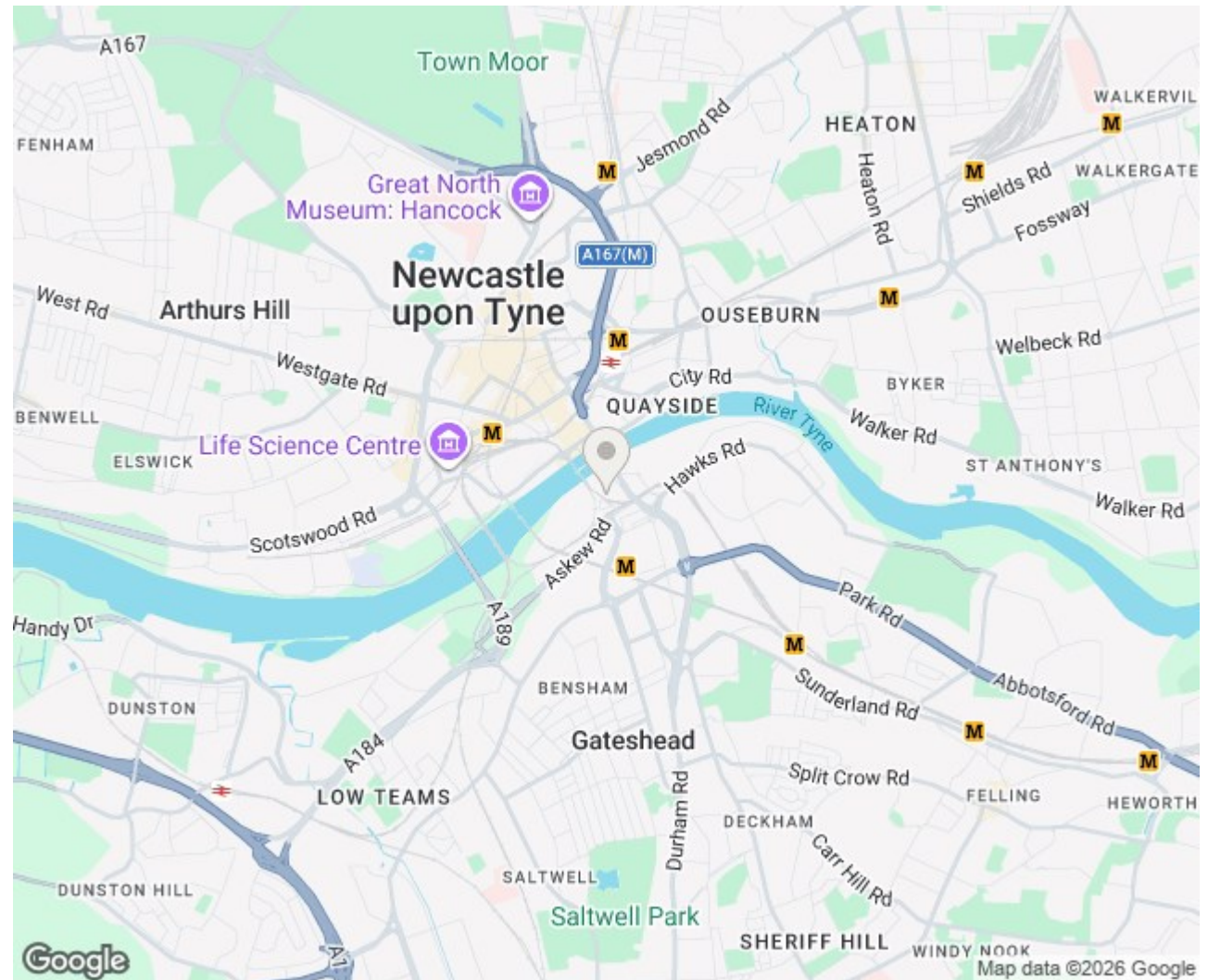
Landing

Kitchen Lounge

18'1" x 16'5"

Energy Efficiency Rating

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

