



Neville House

Clifton Road



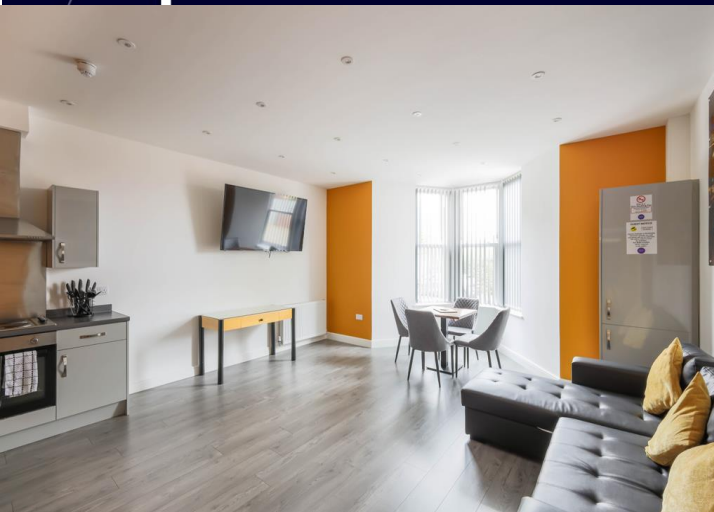
Neville House, Clifton Road, NE4 6XH

Attractive ready made investment opportunity of 9 self contained apartments!

Neville House is a beautifully presented Victorian semi-detached villa, thoughtfully converted into nine self-contained apartments and offered as an attractive ready-made investment opportunity. The accommodation comprises six two bedroom apartments, two three bedroom apartments and one four bedroom apartment, all of which have been successfully operated as short term lets.

The property is presented to an excellent standard throughout, having benefited from a new roof and a range of external improvements. It occupies an impressive position with a smart block paved parking forecourt to the front, providing off street parking for multiple vehicles.

Internally, Neville House continues to impress, with each apartment finished to a high standard. The apartments feature quality kitchens and bathrooms, tasteful décor and well maintained communal and private living spaces, making the property highly appealing to both guests and investors alike.





The property is currently producing a reported net rental income of £84,000 per annum and is offered to the market with Vacant Possession. From an investment perspective, Neville House offers a compelling opportunity, particularly given the excellent condition of the building both internally and externally.

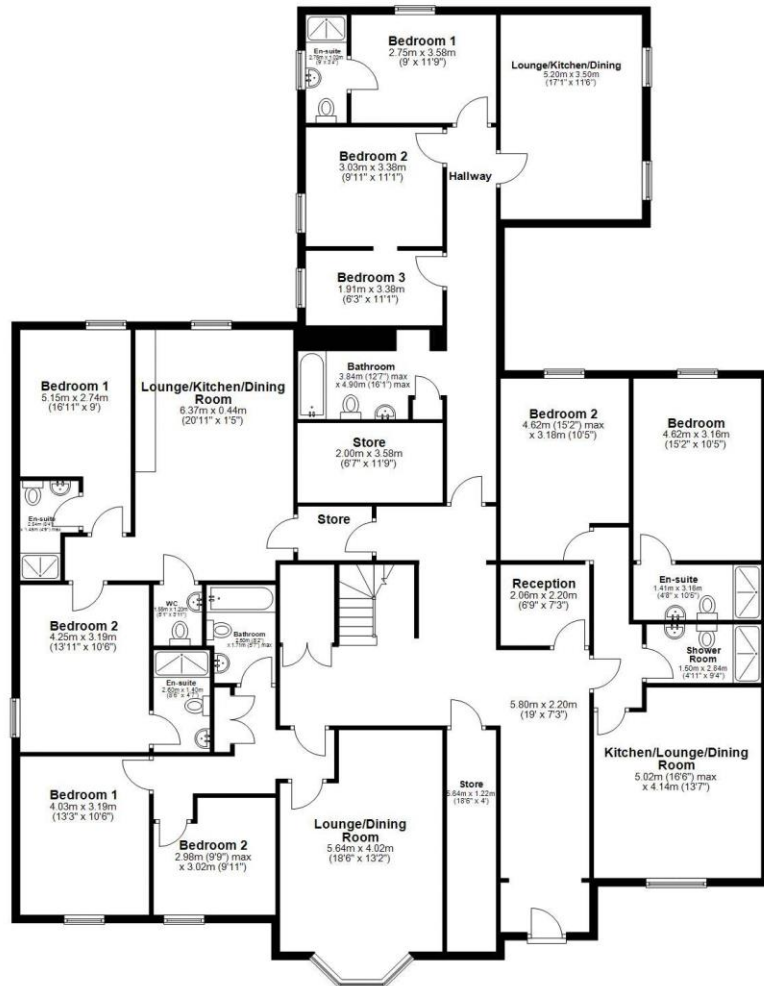
The quality of presentation should help minimise concerns regarding immediate capital expenditure, making this a strong turnkey investment proposition.

Financial information is held on file with Sanderson Young should anyone wish to see it.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band A | Energy Performance Certificate: Rating TBC

Price Guide: Guide Price £1,050,000

Ground Floor
Approx. 322.5 sq metres (3471.8 sq. feet)



First Floor
Approx. 270.5 sq metres (2911.9 sq. feet)



Second Floor
Approx. 118.3 sq metres (1273.9 sq. feet)



Total area: approx. 711.4 sq. metres (7657.5 sq. feet)
Neville House, Newcastle Upon Tyne

rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500