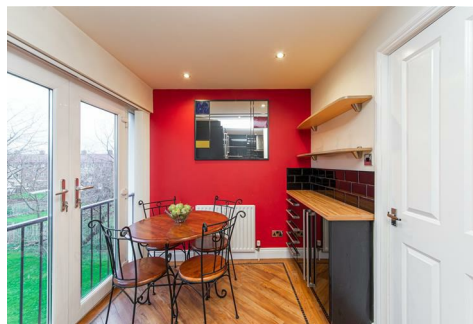




28 Edgefield Avenue, Newcastle Upon Tyne, NE3 3AB

Offers Over £95,000

Hive Estates presents this fantastic investment opportunity to acquire a spacious top floor two bedroom apartment on Edgefield Avenue in Gosforth. Currently generating an annual rental income of £10,200, the property offers an attractive rental yield of 12.75%, making it an appealing addition to an investment portfolio.

Set within a sought after Gosforth location, the apartment benefits from a private garage and parking for up to two cars, alongside excellent transport links and access to well regarded local schools.

Flooded with natural light from large windows, the spacious living room provides a comfortable tenant-friendly reception space, complete with a built in gas fire, neutral décor and beige carpeting. A well equipped kitchen/diner features sleek black high gloss cabinetry, wood effect worktops and a range of integrated appliances including a fridge/freezer, microwave, electric oven, gas hob, dishwasher and washing machine. Adjacent dining space benefits from a Juliet balcony, creating a bright and practical area for tenants to enjoy.

Both bedrooms are well proportioned doubles, with the main bedroom benefiting from fitted wardrobes. Neutral decor and wood effect laminate flooring provide low-maintenance finishes throughout. Fully tiled from floor to ceiling, the bathroom is fitted with a jacuzzi bath with shower over, wash basin, WC and heated towel rail.

Externally, the property benefits from access to two private garage and two parking spaces, adding further appeal. Its popular Gosforth location provides easy access to local amenities, transport links and well regarded schools, making this a strong investment opportunity with an attractive rental return.

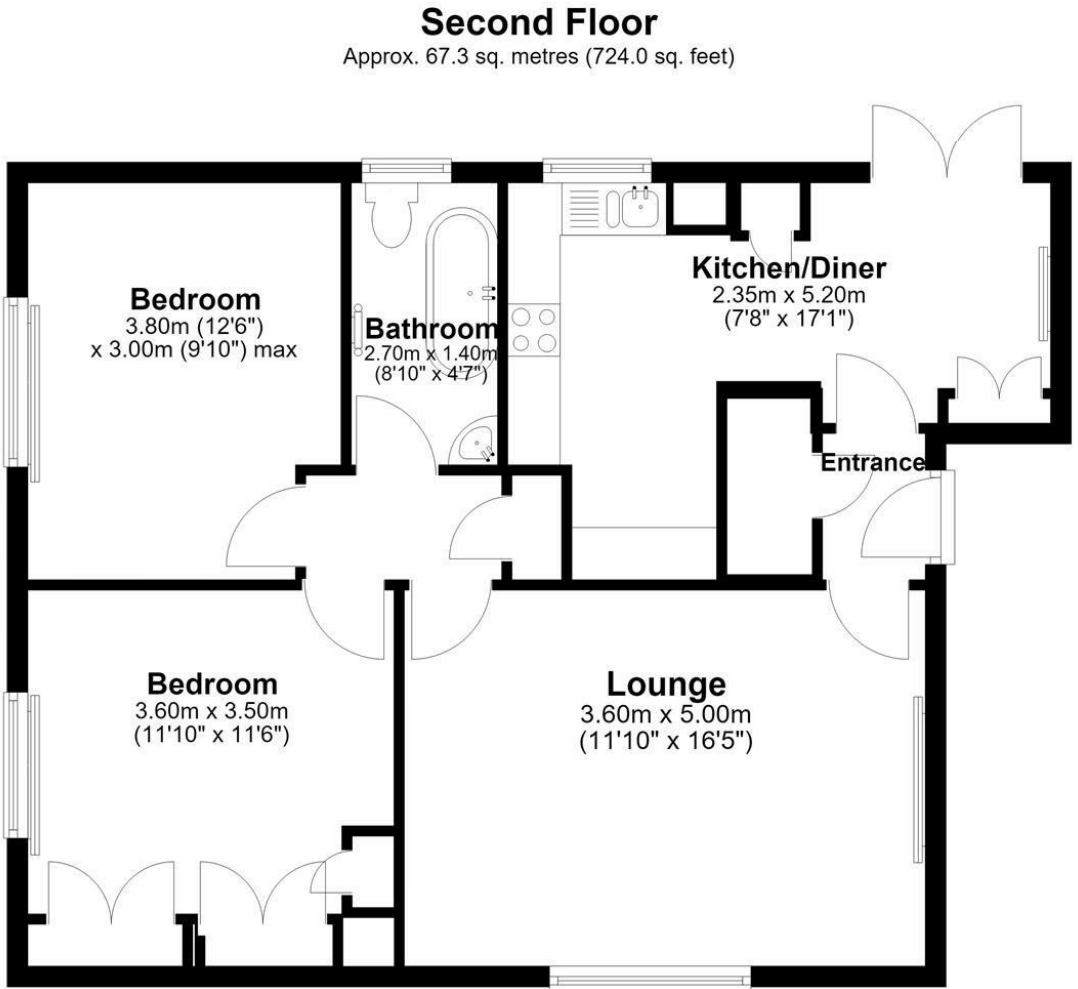
Lounge 11'9" x 16'4" (3.60 x 5.00)

Kitchen/Diner 7'8" x 17'0" (2.35 x 5.20)

Bedroom 1 11'9" x 11'5" (3.60 x 3.50)

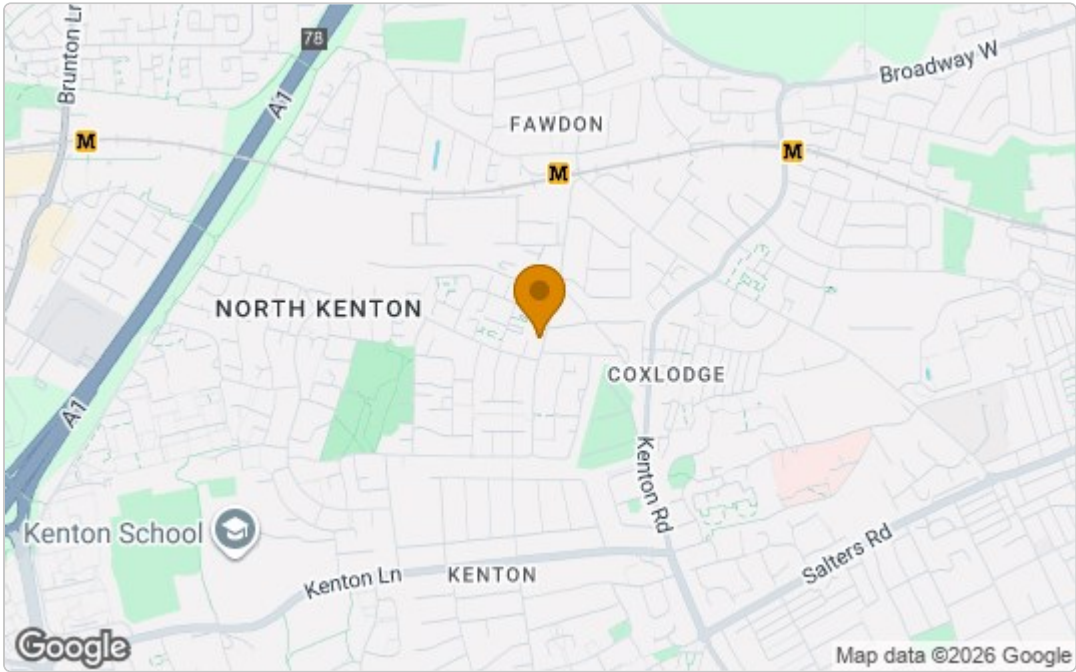
Bedroom 2 12'5" x 9'10" (3.80 x 3.00)

Bathroom 8'10" x 4'7" (2.70 x 1.40)

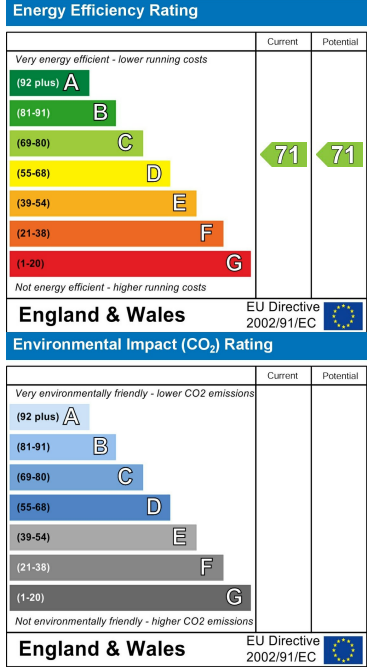


Total area: approx. 67.3 sq. metres (724.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.