

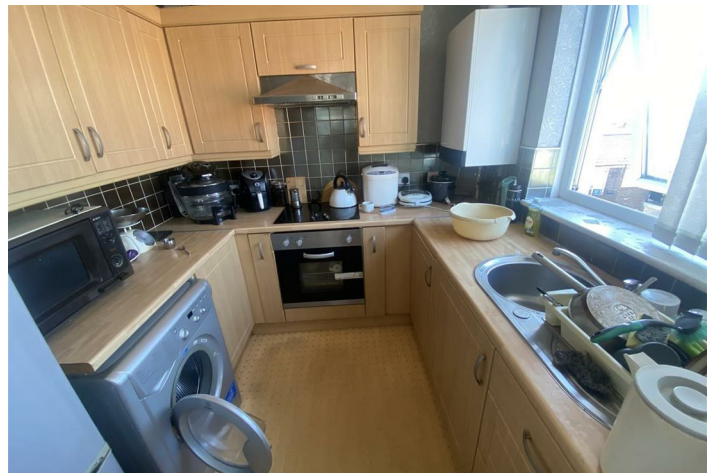


44 Boston Court

Forest Hall, Newcastle Upon Tyne NE12 9RA

- Top Floor Apartment
 - Tenant in Situ
 - Kitchen
 - Bathroom/w.c.
- Investment Purchase
 - 17'0 Living Room
 - Two Bedrooms
 - Close to amenities.

£74,950





Nestled in the vibrant area of Boston Court, Newcastle Upon Tyne, this second-floor apartment presents an excellent investment opportunity. The property features a well-proportioned reception room, two comfortable bedrooms, a fitted kitchen and bathroom/w.c.

This top-floor flat is currently tenanted, providing immediate rental income of £650pcm for prospective buyers. Its location is particularly appealing, situated close to the Palmersville metro station, which offers easy access to the wider Newcastle area and beyond. The surrounding neighbourhood is known for its community spirit and accessibility, making it a desirable choice for tenants.

Whether you are looking to expand your property portfolio or seeking a reliable investment, this apartment in Boston Court is a promising option. With its blend of comfort, convenience, and a strong rental market, it is sure to attract interest from savvy investors. Do not miss the chance to acquire this property in a sought-after location.

Communal Entrance

Stairs to top floor.

Entrance Hall

Lounge

17'8 x 10'5

Kitchen

7'2 x 6'10

Bathroom/w.c.

6'0 x 5'5

Bedroom 1

12'4 x 10'10

Bedroom 2

10'3 x 7'5





Local Authority
Council Tax Band
EPC Rating
Tenure Leasehold

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60
sd@mlestates.co.uk
www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.