



St James Gardens / St James Road, Benwell, Newcastle upon Tyne

## Auction Guide Price: £90,000

For sale by auction is this fantastic investment opportunity. The property comprises a pair of flats situated in Benwell. The ground floor briefly comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. To the first floor is an entrance with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom. Externally, there is a yard to the rear.



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**Investment Opportunity**

**Two Bedrooms to Each Flat**

**Pair of Flats**

**One Reception Room to Each Flat**

**For any more information regarding the property please contact us today**

#### ROOM DESCRIPTIONS

##### Ground Floor Flat

###### Hallway

Built in understairs cupboard.

###### Lounge 14' 3" x 11' 9" (4.34m x 3.58m)

Double glazed windows to two sides. Built in cupboard housing central heating boiler.

###### Kitchen 11' 6" x 5' 4" (3.50m x 1.62m)

Double glazed window. Plumbed for washing machine. Door to the rear.

###### Bedroom One 15' 1" x 15' 1" into bay (4.59m x 4.59m)

Double glazed bay window.

###### Bedroom Two 10' 5" x 7' 8" (3.17m x 2.34m)

Double glazed window.

###### Bathroom 9' 2" x 6' 3" (2.79m x 1.90m)

Double glazed window.

##### First Floor Flat

###### Entrance Hallway

Stairs to first floor landing.

###### Lounge 14' 5" x 11' 9" (4.39m x 3.58m)

Double glazed windows to side and rear. Feature fire surround. Radiator.

###### Kitchen 11' 2" x 5' 3" (3.40m x 1.60m)

Double glazed window to the rear. Fitted wall and floor units. Laminate worktop. Sink/drain. Plumbed for washing machine. Gas cooker point. Central heating boiler. Radiator. Door to the rear.

###### Bedroom One 15' 3" x 17' 8" into bay (4.64m x 5.38m)

Double glazed bay window to the front. Feature fire surround with electric fire. Radiator.

###### Bedroom Two 11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to the side. Radiator.

###### Bathroom

Double glazed window. Panelled bath. Pedestal wash hand basin. Low level WC.

###### External

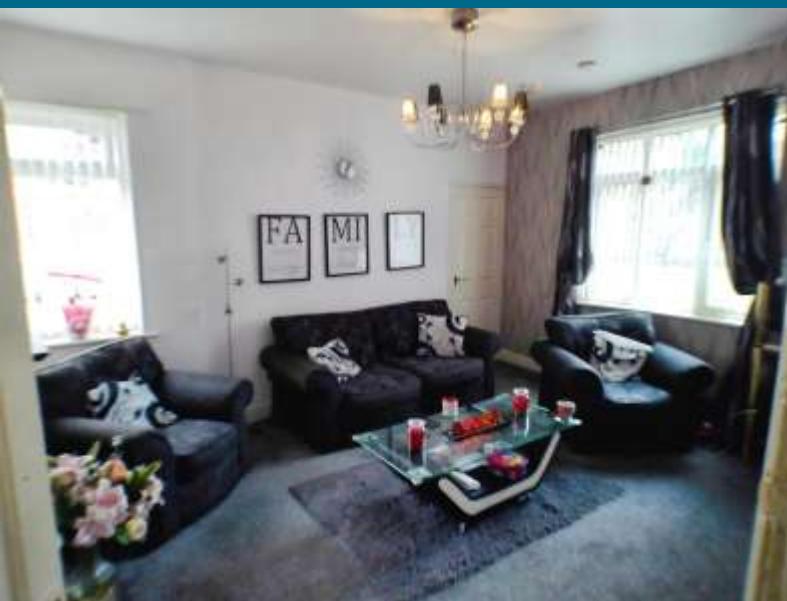
Yard to rear.

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The ground floor flat is currently vacant and is in need of refurbishment. The first floor flat is currently tenanted. We have not had sight of the tenancy agreement, but have been verbally advised that the first floor flat is let at £600pcm but is under a rent increase review, with the tenant having been in occupation for approximately 7 years. The potential rental income for the pair of flats, once works are complete, is in the region of £13,000 per annum.

The properties are situated on a no through road, at the end of a terrace, and are situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: A for each flat. EPC Rating: D for each flat

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas heating system to the first floor flat only

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: To be Confirmed

Ground Rent and Service Charge: To be Confirmed

#### AUCTION DETAILS

For Sale by Auction: Thursday 26th February 2026

Bidding opens 24 hours prior at 10am.

Option 1

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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