



Juniper Court, Blaydon, Tyne And Wear, NE21 4BB

*****INVESTMENT OPPORTUNITY***** Lovely tenanted one bedroom ground floor flat on the popular Loup Farm Estate in Blaydon. The property comprises of entrance hall, lounge, kitchen, one bedroom and bathroom W/C. Externally the property benefits from a shared garden area, with parking available on street. The tenant has lived in the property for 13 years and is paying £475 per month, offering a potential yield in excess of 11%. Viewings available by appointment with Living Local. Awaiting EPC rating.



Tenanted Investment Opportunity

Potential Yield Over 11%

Ground Floor Flat

Viewings Available

One Bedroom

Awaiting EPC Rating

Offers Over £45,000

Lounge 13' 5" x 10' 0" (4.08m x 3.05m)

Kitchen 10' 8" x 4' 11" (3.25m x 1.50m)

Fitted with a range of wall and base units. Integrated oven/hot and under counter fridge. Cupboard housing electric water heater.

Bedroom 10' 3" x 7' 10" (3.13m x 2.39m)

Bathroom 6' 10" x 4' 11" (2.08m x 1.49m) max

Well presented bathroom including bath with shower over, wash basin and W/C.

Externally

Shared lawned communal garden. Parking available on street.

Additional information

Council tax band: A We understand this property is leasehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold information

Length of original lease: Original date: Years remaining: Annual ground rent: Ground rent review period: Last ground rent review date: Annual service charge: Included in the service charge:

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

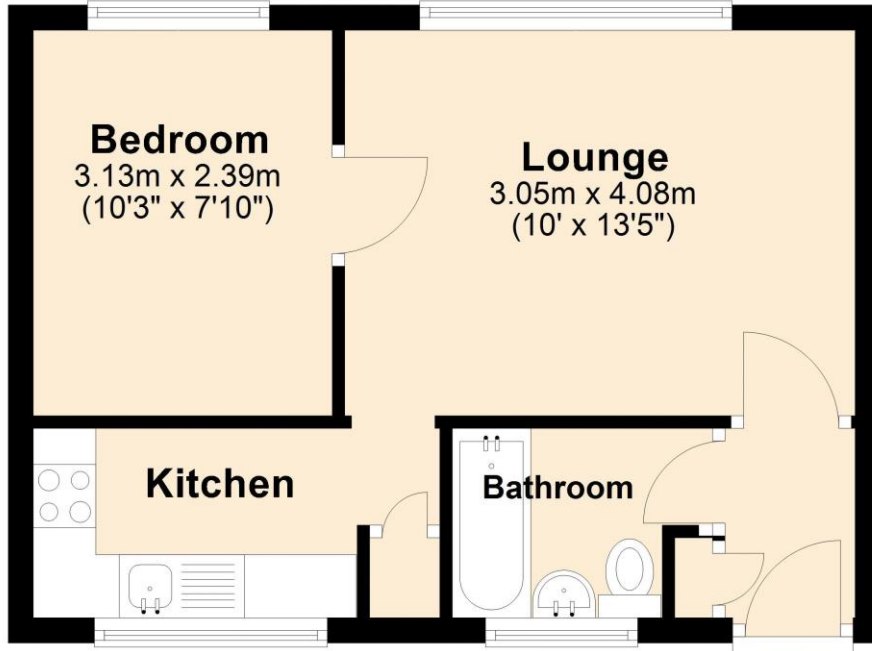
[EPC Graph \(full EPC available on request\)](#)



Floorplan

Ground Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 30.8 sq. metres (331.0 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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