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CHILLINGHAM ROAD, NEWCASTLE UPON TYNE, NE6

Offers Over £120,000

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*****Investment Opportunity with a Yield of 7.5%*****

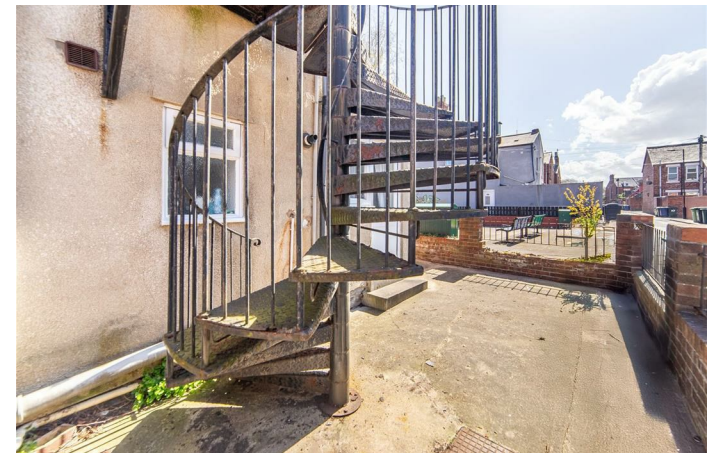
Well Presented Ground Floor Apartment With One Double Bedroom, Fantastic 18ft Living Room, Fitted Kitchen, Shower Room plus Private Front & Rear Gardens!

This great ground floor apartment which is currently tenanted at £750pcm until March 2027, provides a fantastic yield of 7.5% and is ideally positioned on Chillingham Road, Heaton. The apartment, which is positioned on a stretch of Chillingham Road which is nestled between Eighth and Ninth Avenue is perfectly placed just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road.

Also located nearby is the delightful Heaton Park and Iris Brickfield, providing direct access to lovely open green spaces. The property is also placed close to The Freeman Hospital, fantastic road and rail transport links to Newcastle City Centre and further throughout the region via the nearby Coast Road and Chillingham Road Metro Station and outstanding local schooling.

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The internal accommodation comprises: an entrance hallway with access to a well-proportioned double bedroom positioned to the front of the property, benefitting from a large window allowing for good natural light.

The hallway continues through into a spacious living room with clearly defined areas for both seating and dining, enhanced by a large window allowing for good natural light. From here, there is access to the shower room, which is fully tiled and fitted with a shower enclosure, a wash hand basin and a convenient WC. The kitchen is also accessed from the living room.

The kitchen is neatly fitted with a range of wall and base units, work surfaces and tiled splashback, providing a practical layout with space and plumbing for appliances, space for a cooker and an extractor fitted above. A door from the kitchen provides direct access to the rear.

Externally, the property benefits from low-maintenance private outdoor spaces to both the front and rear, offering practical outside areas with minimal upkeep.



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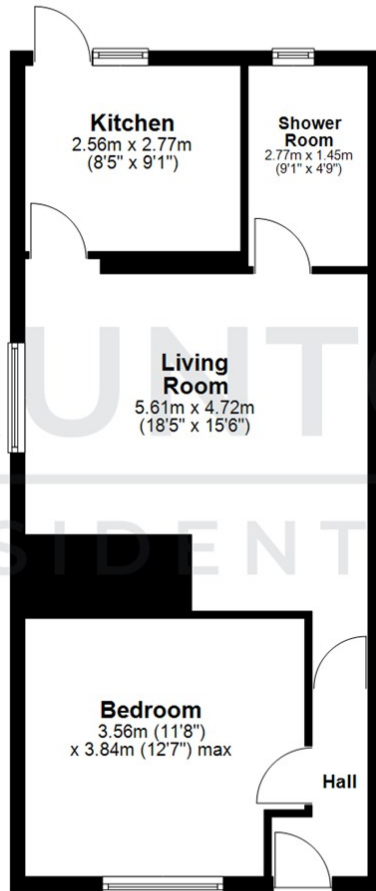
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

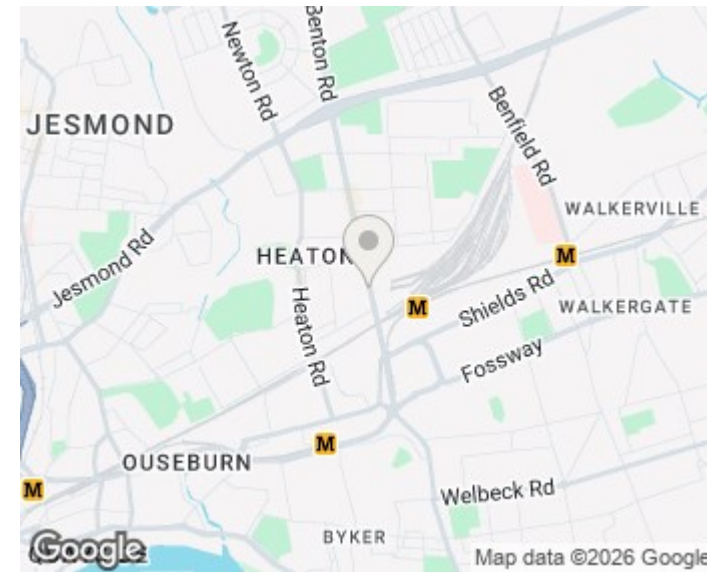
EPC RATING : D

Ground Floor
Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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 CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	