



## **5/7 Amble Grove, Newcastle Upon Tyne, NE2 1NY**

**Offers Over £475,000**

Hive Estates presents a rare opportunity to acquire a pair of fully licensed Tyneside flats in the highly sought-after area of Sandyford. Comprising a three bedroom lower flat and a three bedroom upper flat, the properties are both currently tenanted and generate a combined annual rental income of £39,000 (£19,500 from the upper flat and £19,500 from the lower flat), offering a strong gross yield of approximately 8.21%.

Both properties are well configured for professional sharers and students alike. The lower flat features a spacious open plan kitchen and dining area with ample storage, creating a practical and sociable living space. The principal bedroom benefits from a large bay window, allowing for plenty of natural light, while the remaining two bedrooms are generously proportioned. The bathroom is fitted with white floor to ceiling tiling, a bath with shower over, wash basin and WC.

The upper flat offers a modern kitchen positioned to the rear, complete with white high gloss cabinetry and contrasting black work surfaces. A spacious living room provides ample room for both seating and dining areas. The principal bedroom again enjoys a large bay window and wood effect flooring, complemented by two further well sized bedrooms. The bathroom mirrors the lower flat, featuring floor to ceiling tiling, a bath with shower over, wash basin and WC.

Externally, the properties benefit from a shared rear yard with access to the rear lane, providing convenient storage for bicycles and refuse bins. Positioned within one of Newcastle's most popular rental locations, close to the cafes, restaurants and amenities of Sandyford, as well as universities, the city centre and excellent transport links, this represents an outstanding turnkey investment opportunity with immediate income and strong long term rental demand.

**Lounge/Diner 14'1" x 12'9" (4.30 x 3.89)**

**Kitchen Area 5'10" x 5'4" (1.80 x 1.65)**

**Bedroom 1 8'6" x 13'1" (2.60 x 4.00)**

**Bedroom 2 11'3" x 8'4" (3.45 x 2.55)**

**Bedroom 3 6'6" x 6'6" (2.00 x 2.00)**

**Shower Room 5'9" x 6'8" (1.77 x 2.04)**

**Lounge/Diner 15'1" x 12'10" (4.60 x 3.93)**

**Kitchen 11'7" x 8'4" (3.55 x 2.55)**

**Bedroom 1 9'2" x 12'1" (2.80 x 3.70)**

**Bedroom 2 9'10" x 7'10" (3.00 x 2.40)**

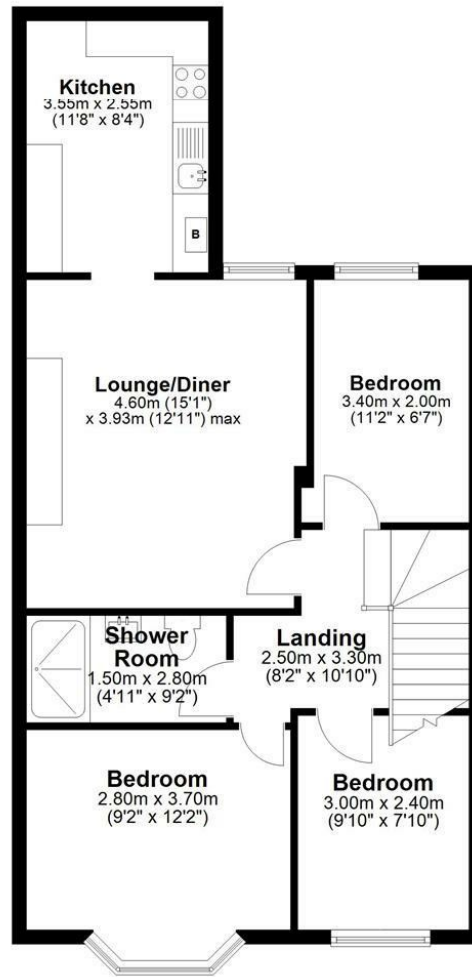
**Bedroom 3 11'1" x 6'6" (3.40 x 2.00)**

**Shower Room 4'11" x 9'2" (1.50 x 2.80)**

# Floor Plan

## Ground Floor

Approx. 66.0 sq. metres (710.3 sq. feet)



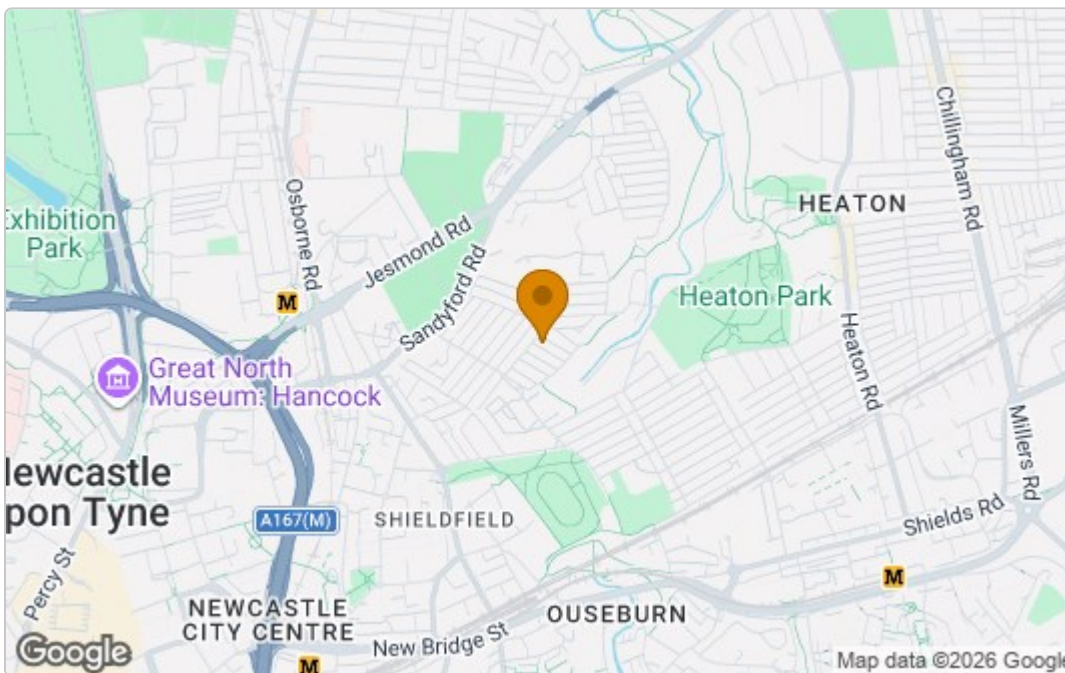
## Ground Floor

Approx. 5.6 sq. metres (60.3 sq. feet)

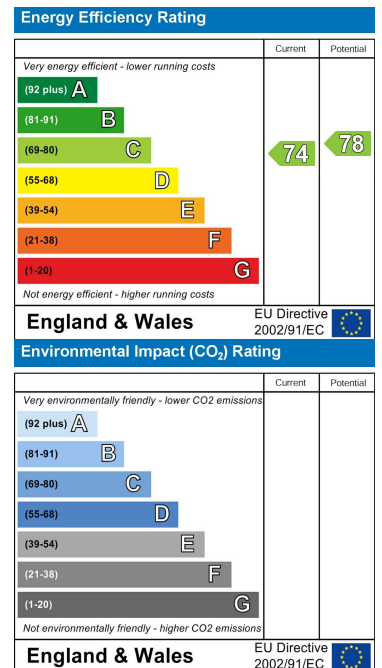


Total area: approx. 71.6 sq. metres (770.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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