

## Opto Student Newcastle City Road, Newcastle Upon Tyne, NE1 2AQ

**Offers Over £80,000**

Hive Estates is proud to present a rare and exciting investment opportunity a stylish student rental studio flat within the prestigious OPTO Newcastle building.

Situated in the heart of Newcastle city centre, this property offers convenience and connectivity. It is ideally located for students attending both Newcastle University and the University of Northumbria, making it a highly sought after rental opportunity. With the city's shops, restaurants, bars, and cultural attractions on your doorstep, residents can enjoy the best of urban living.

The OPTO Newcastle building is known for its luxury, high specification student accommodation. This studio flat is fully furnished and thoughtfully designed to maximize both comfort and functionality. It includes a modern bed, study desk, and a fully equipped kitchenette with an integrated oven, hob, fridge, and freezer, ensuring students have everything they need for independent living. The stylish interior features sophisticated grey and black tones, enhanced with pops of rose gold hardware, creating a contemporary and inviting space. The bathroom has been fitted with a walk in shower, basin, WC, and towel radiator, combining practicality with modern design. Every detail has been considered to offer residents a high quality living experience.

Investors will benefit from the building's onsite management team, who provide a fully managed, hands free service, making this an ideal investment for those seeking stress free rental income. With Newcastle being a vibrant student city, this property presents a strong rental yield and long term investment potential.

Whether you're looking for a first time investment or to expand an existing property portfolio, this studio flat in the OPTO Newcastle building represents an exceptional opportunity to acquire a premium student property in one of the UK's most dynamic cities.

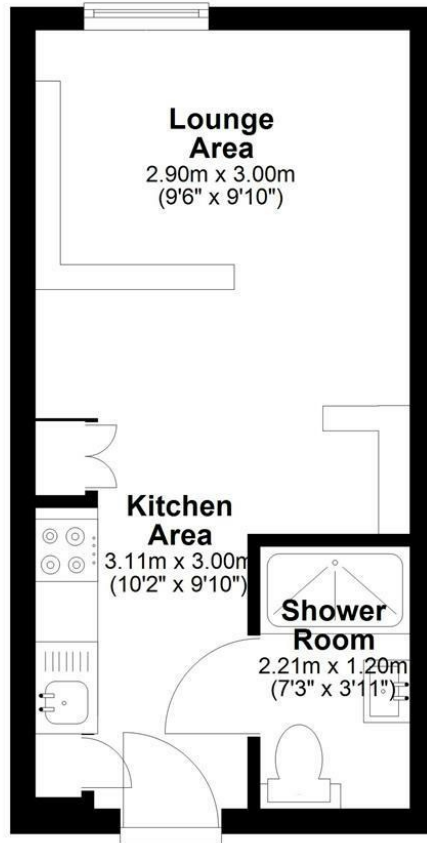
**Lounge Area 9'6" x 9'10" (2.90 x 3.00)**

**Kitchen Area 10'2" x 9'10" (3.11 x 3.00)**

**Shower Room 7'3" x 3'11" (2.21 x 1.20)**

## Second Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



Total area: approx. 28.2 sq. metres (303.6 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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