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****HMO INVESTMENT** WARWICK STREET, HEATON, NE6**

Offers Over £220,000

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HMO INVESTMENT OPPORTUNITY – APPROX. 12% GROSS YIELD – TENANTS IN SITU

An excellent opportunity to acquire a well-established five-bedroom HMO investment, offered for sale with tenants in situ and generating a current rental income of £2,275 per calendar month.

Arranged over the upper floors of a traditional Tyneside property, this spacious maisonette offers five well-proportioned double bedrooms, two bathrooms and a generous fitted kitchen, creating a practical layout that has consistently proved popular with the student rental market.

The property has a strong history of tenant demand and represents an ideal turnkey investment for landlords looking to expand their portfolio with an income-producing asset from day one.

The property is offered to investment purchasers only and is to be sold with the existing tenancy in place. Further information regarding the tenancy and rental income is available upon request.

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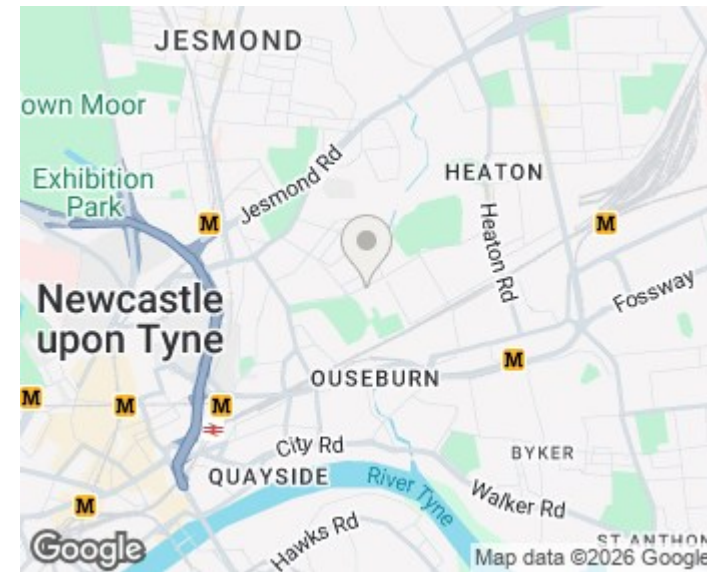
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	