



RMS | Rook
Matthews
Sayer

Grosvenor Road | Jesmond | NE2 2RN

£225,000

Buy to let investment opportunity! A three-bedroom lower flat situated in the ever-popular area of Jesmond. Located within easy reach of local amenities, bars and restaurants, the property enjoys a situation close to Jesmond Dene.

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x3



x1



x1

Three Bedrooms

Current Tenants Paying £1,650pcm

Gas Central Heating

**Leasehold - 999 years from 13
February 2008**

Central Location

Council Tax Band B

Gross Yield of 8.8%

EPC Rating C

For any more information regarding the property please contact us today

VESTIBULE:

Entrance door.

LOUNGE: (open with kitchen) 14'4 x 12'6 (4.37m x 3.82m)

Double glazed French doors to rear and a single radiator.

KITCHEN AREA:

Wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven and built in gas hob with an extractor hood.

BEDROOM ONE: 12'8 x 9'4 (3.85m x 2.85m)

Double glazed bay window to the front and a double radiator.

BEDROOM TWO: 10'10 x 7'11 (3.30m x 2.42m)

Double glazed window to the rear and a double radiator.

BEDROOM THREE: 14'8 x 7'2 (4.48m x 2.18m)

Double glazed window to the side with a built-in cupboard housing combi boiler and a single radiator.

SHOWER ROOM:

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with mains shower and low-level WC, with a heated towel rail and extractor fan.

PRIVATE YARD.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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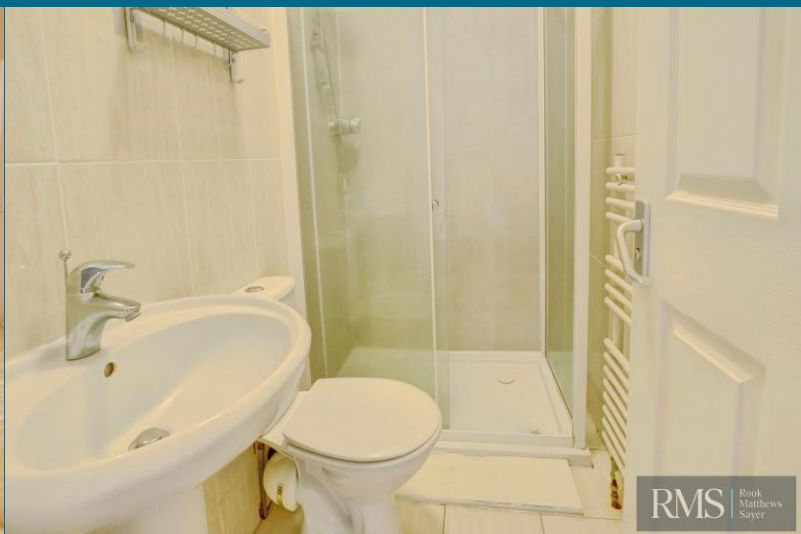
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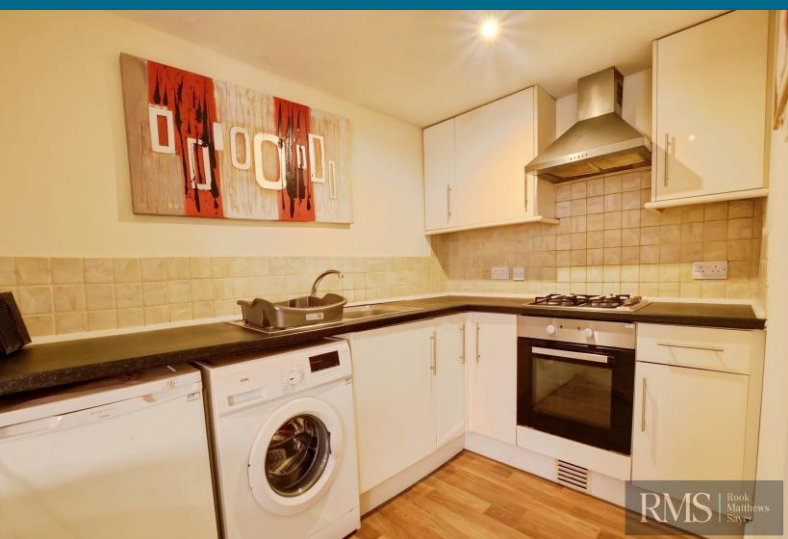
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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Permit Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 13 February 2008

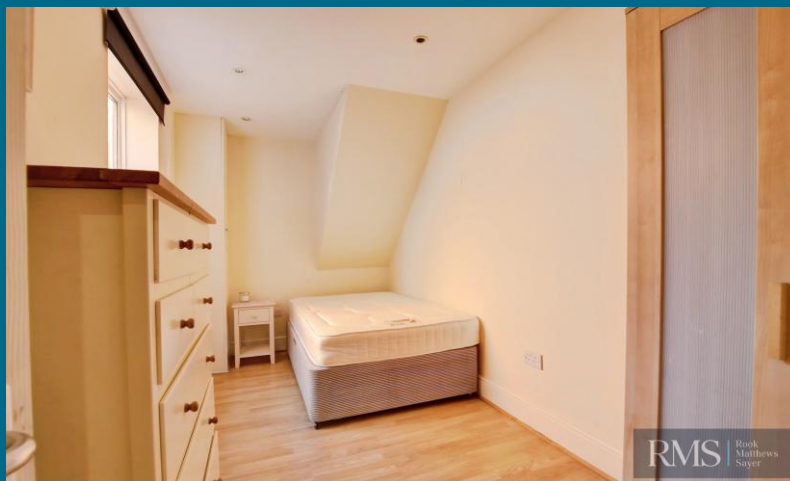
Ground Rent: Peppercorn

Service Charge: N/A

COUNCIL TAX BAND: B

EPC RATING: C

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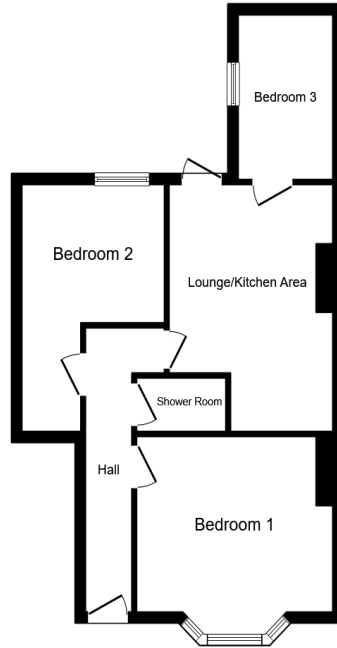


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91 Grosvenor Road, Newcastle upon Tyne, NE2 2RN



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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