



46 Kelvin Grove, Newcastle Upon Tyne, NE2 1RL

Offers Over £190,000

Hive Estates presents this recently refurbished, upper floor three bedroom flat in the highly desirable Sandyford area, delivering a strong 9.03% rental yield and an annual income of £17,159.76, with tenants secured, offering immediate, long term, and fully passive income from day one.

The property is well configured for the rental market, comprising three spacious double bedrooms, a bright and well proportioned lounge, and a modern fully fitted kitchen finished to a standard that appeals to professional tenants. The bathroom includes a full suite with bath and overhead shower, ensuring practicality and broad tenant appeal.

Positioned in a consistently high demand rental location, the property also benefits from permit parking availability, an added advantage in this popular residential area.

With strong yields, long term tenancy security, and minimal management exposure, this asset represents a compelling, income generating addition to any investor's portfolio.

Lounge 16'0" x 12'5" (4.90 x 3.80)

Kitchen 10'7" x 7'6" (3.25 x 2.30)

Bedroom 1 8'2" x 11'5" (2.50 x 3.50)

Bedroom 2 11'5" x 7'10" (3.50 x 2.40)

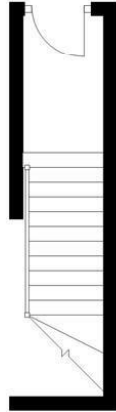
Bedroom 3 9'10" x 7'6" (3.00 x 2.30)

Bathroom 5'1" x 9'2" (1.55 x 2.80)

Floor Plan

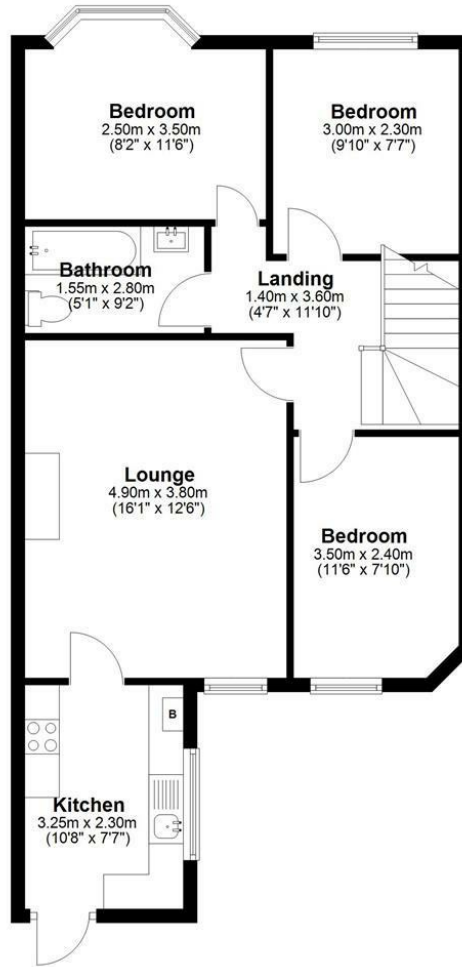
Ground Floor

Approx. 6.5 sq. metres (69.6 sq. feet)



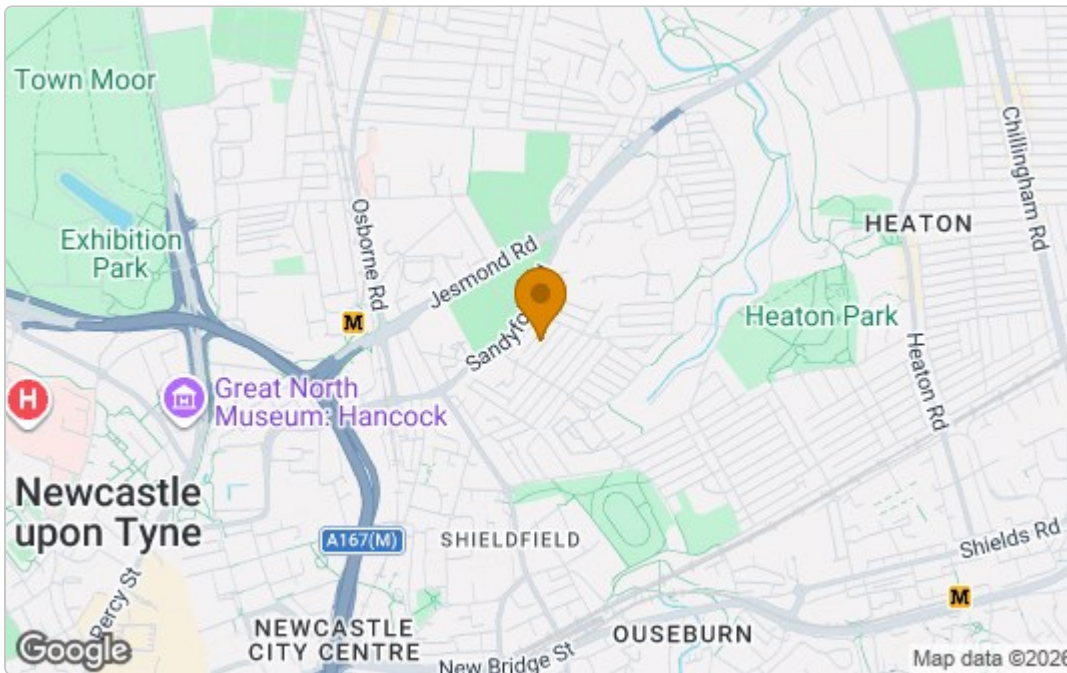
First Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.