

# BRUNTON

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## RESIDENTIAL



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**GLADSTONE TERRACE, SANDYFORD, NE2**

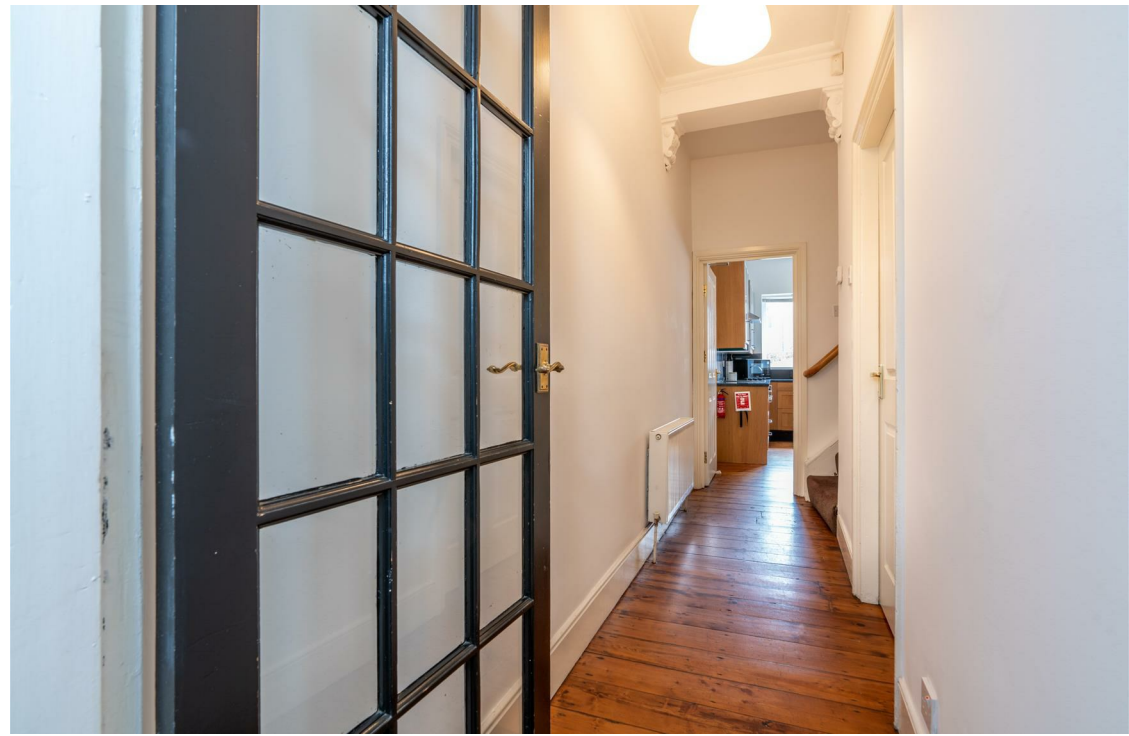
**Offers Over £500,000**

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Investment Opportunity with a Gross Yield of 9%

Well Positioned Six Bedroom Student Rental Property With Two Bathrooms, Generous Communal Accommodation and Excellent Rental Income!

This substantial terraced property is currently rented at £3,744pcm, providing an annual rental income of £44,928 and a fantastic gross yield of approximately 9% based on offers over £500,000. Ideally located in the popular student area of Sandyford, the property is well placed for access to a range of local shops, cafés, restaurants and transport links, as well as being within easy reach of Newcastle City Centre, Jesmond, Heaton and the city's universities.

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The accommodation is arranged to suit the student rental market and comprises six bedrooms, two bathrooms and well proportioned shared living space, offering a practical layout for multiple occupants along with a lovely rear yard. The property's strong rental income, central location and established tenant appeal make it an attractive opportunity for investors seeking a high-yielding student let in a consistently popular area of Newcastle.

A compelling investment opportunity offering immediate rental income and a strong gross yield.



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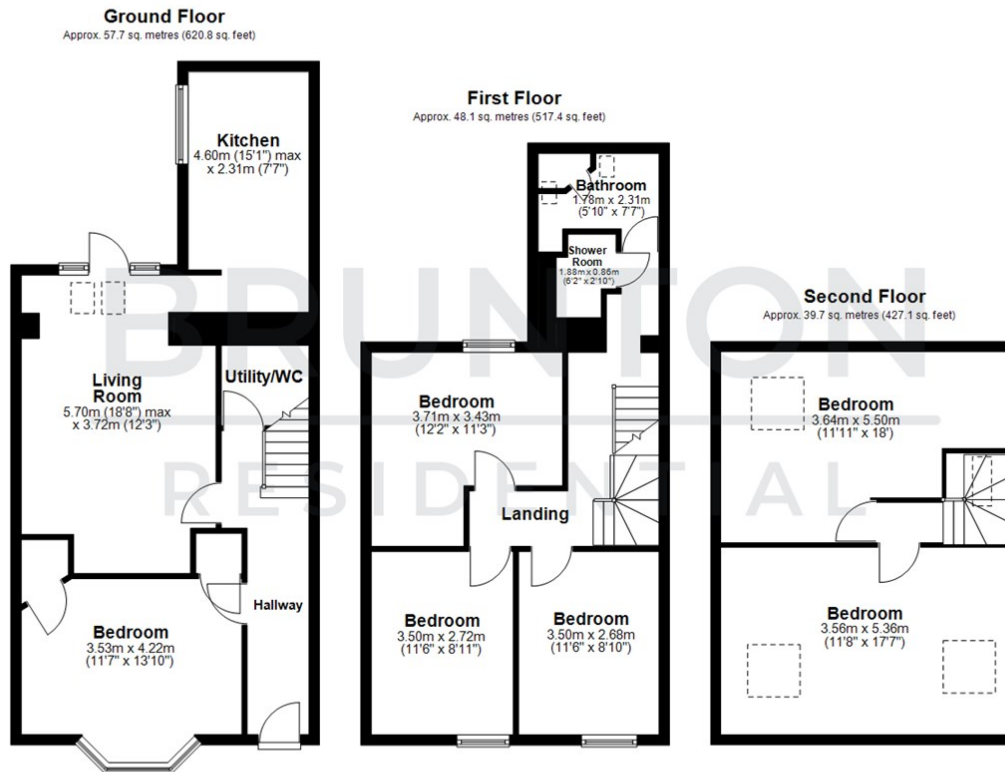
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TENURE : Freehold

LOCAL AUTHORITY :

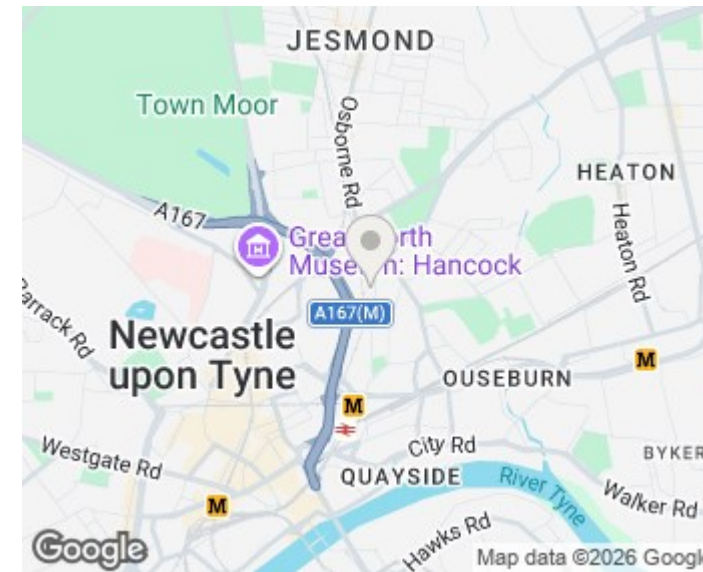
COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 145.4 sq. metres (1565.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	87
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		79	85
England & Wales		EU Directive 2002/91/EC	