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- Ground Floor Flat
- Two Bedroom Home
- Modern Build Development
- Double Glazed
- Gas Central Heating
- Leasehold Property
- Secured Parking
- City Centre Living
- Investment Opportunity
- Viewing Essential







Forming part of this purpose built development, this modern build ground floor flat will appeal to investors and the professional Landlord looking to expand on their property portfolio. The property is currently tenanted until 2026

The accommodating which comes with vacant possession briefly comprises:- communal hall, lounge, kitchen, bathroom WC, two bedrooms, and a parking position. The property is warmed with electric heating and also has double glazing. The property has been let out and has been providing a good rental return. There is a thriving student market for this property and thus minimum void periods.

A great City Centre location with access to all the city has to offer; the University buildings, Metro service, public travel links, and a huge array of shops and restaurants.

Interested parties are urged to arrange a prompt internal viewing to assess the location and the available accommodation. For more information please call 0191 236 2070.



#### Tenure

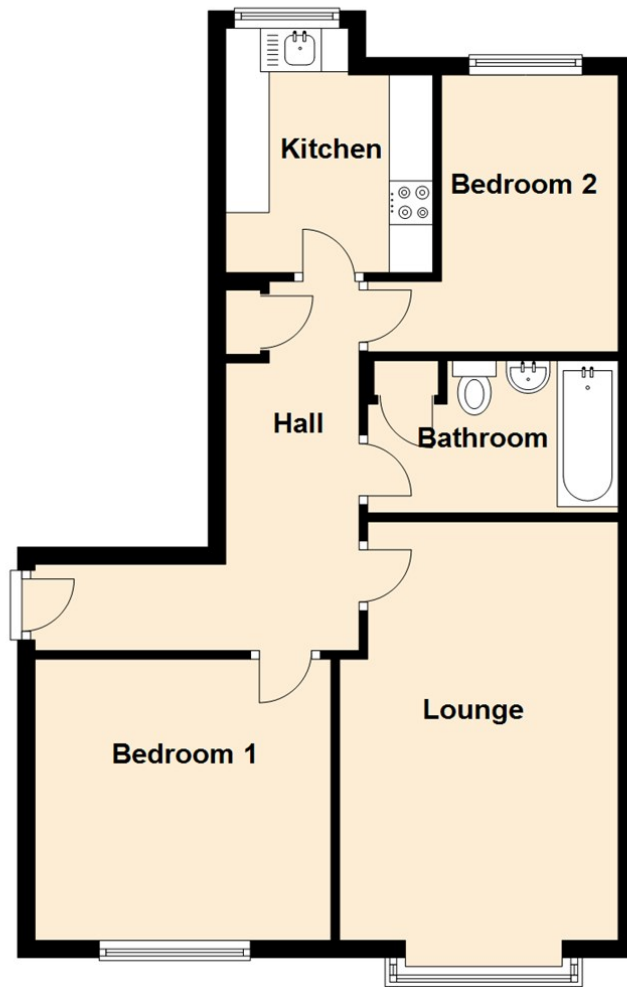
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Council Tax band \*B\*.

## Ground Floor



Lounge 15'9" x 10'5" (4.81 x 3.20)

Kitchen 9'2" x 7'9" (2.81 x 2.38)

Bedroom One 10'7" x 11'1" (3.23 x 3.40)

Bedroom Two 10'5" x 9'5" (3.18 x 2.88)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	52	77
England & Wales		
EU Directive 2002/91/EC		

## The difference between house and home

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