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- Investment Opportunity
- One Double Bedroom
- Leasehold
- Excellent Road Links
- Call For More Information
- Great Location
- En Suite and WC
- Council Tax Band *A*
- Viewing Recommended





This well-presented, one bedroom, ground floor flat is positioned in a popular location and offers an excellent investment opportunity, currently let at £750.00 per calendar month.

The accommodation is accessed via a communal entrance and features an entrance hallway with built-in storage and a separate WC, leading into a spacious lounge filled with natural light. The modern fitted kitchen is well-appointed with ample cupboard space and integrated appliances. The double bedroom is generously sized and benefits from its own en-suite shower room. Additional features include an allocated parking space and a secure entry phone system.

Situated in the popular West Allotment, this location is known for its friendly community atmosphere and proximity to excellent transport links, including easy access to the A19 and Coast Road, making commuting to Newcastle, the coast, and nearby business hubs like Cobalt Business Park effortless. Local amenities including Boundary Mills, The Silverlink Shopping Park and the Royal Quays shopping outlet are only a short distance away and the beach is also within easy reach. For the growing family, the property is in a good location for access to well-regarded schools.

Viewing is essential to appreciate the space and value on offer. For more information, please call our Tynemouth branch on 0191 257 2000.

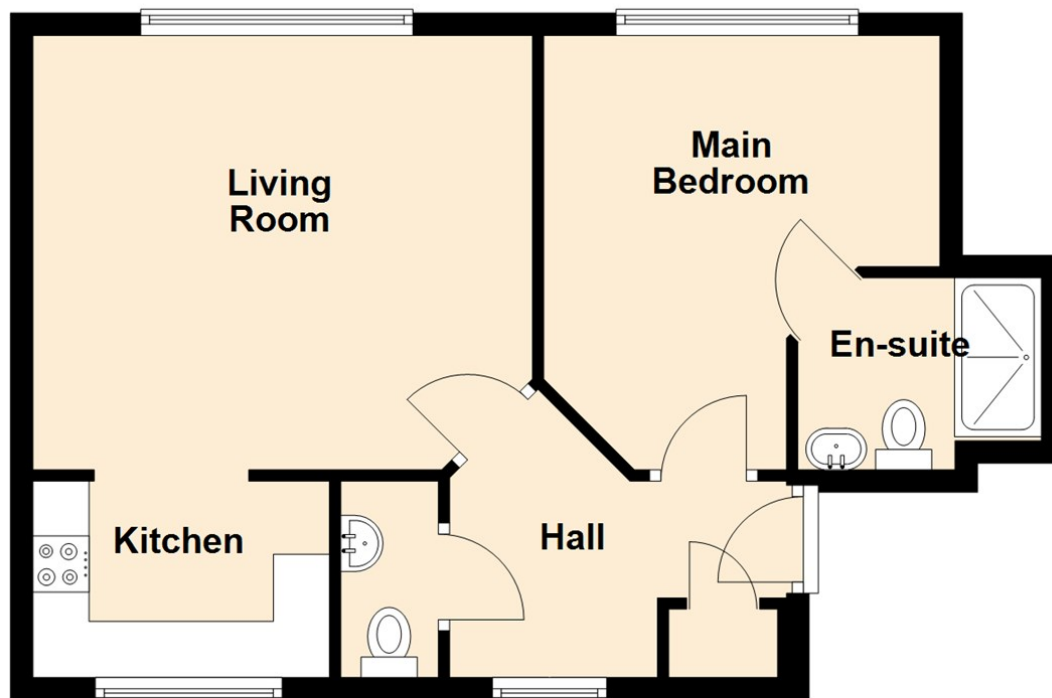
Tenure

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

Council Tax Band *A*.



Ground Floor



Living Room 12'8" x 14'7" (3.87 x 4.45)

Kitchen 5'8" x 8'7" (1.75 x 2.64)

Main Bedroom 12'8" x 11'6" (3.87 x 3.53)

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

The difference between house and home

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