

### 3 bed upper flat to buy in NE4

Joan Street, Benwell, Newcastle upon Tyne, Tyne and Wear, NE4 8QN

# £70,000

 x3  x1  x1

Tenure

**Leasehold**

### Property features

- ✓ Upper Flat - Three Bedrooms
- ✓ Gas Central Heating
- ✓ Viewing Recommended
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

A ready-made buy-to-let opportunity in a consistently popular rental location, currently let at £700 per calendar month and offered with the tenant in situ. The property is well placed for local shops, schools and transport links into Newcastle city centre, making it a straightforward addition to an investment portfolio.

Accessed via a private ground-floor entrance, the accommodation comprises entrance hall with stairs to the first floor, landing, lounge, kitchen, three bedrooms and a bathroom/WC. Ideal for investment buyers seeking immediate rental income with minimal interruption.

Viewings by appointment. All particulars are for guidance only; prospective purchasers should verify details prior to exchange. The property is situated in a licensed rental area.

Council Tax Band: A

Tenure: Leasehold

Price: £70,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Entrance

Stairs to First Floor.

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## Lounge



## Kitchen

3.10m x 2.50m (10'2" x 8'2")

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## Bathroom

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## Bedroom One

4.50m x 3.90m (14'9" x 12'9")

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## Bedroom Two


2.40m x 2.90m (7'10" x 9'6")

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## Bedroom Three

2.40m x 3.30m (7'10" x 10'9")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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