



2 bed lower flat to buy in NE16

Ridley Gardens, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3HT

£45,000

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Leasehold
- ✓ Ground floor flat
- ✓ Two bedrooms
- ✓ Shared rear yard
- ✓ EPC Rating D

On Street parking

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale, we present this two bedroom lower flat located in Swalwell, Newcastle Upon Tyne. An absolutely perfect option for seasoned property investors.

Sold with tenants insitu, paying £550pcm.

The flat offers two comfortably sized bedrooms, a generously proportioned reception room providing an abundance of natural light, making it an excellent living and entertainment area. The design provides an amicable flow from one room into the next, with each space well configured to maximise usability.

The property boasts a well appointed bathroom and a modern fitted kitchen, featuring ample storage and space for essential appliances. The flat has been maintained to an excellent standard. Externally there is a shared rear yard.

Swalwell is just a short commute from Metrocentre and Newcastle City Centre, bringing restaurants, shopping centres, and cultural hotspots right to your doorstep.

To truly appreciate what this property has to offer, we highly recommend arranging a viewing.

Council Tax Band: A

Tenure: Leasehold

Price: £45,000

Property Type: Lower Flat

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

External Front

Bedroom 1

Living Room

Kitchen

Bedroom 2

Bathroom

External rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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whickham@pattinson.co.uk, www.pattinson.co.uk**

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