



## 1 bed apartment to buy in NE3

Haydon Close, Newcastle upon Tyne, Tyne and Wear, NE3 2BY

**£40,000** Starting Bid

🏠 x1 🪑 x1 🚿 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC D
- ✓ Tenanted Investment Property
- ✓ Central Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale - Fees apply

We are pleased to welcome to the market this fantastic tenanted ground floor, one-bedroom apartment in the vibrant area of Newcastle upon Tyne. This property serves as a great example of city living and is perfectly situated for both local amenities and transport links.

The property offers a savvy investor a tenanted investment. Upon entering the property, you will find a single bedroom, sizeable reception room, fitted bathroom and kitchen.

This charming abode falls into Council Tax Band A, offering an affordable living proposition, while the EPC rating is D. While upgrades might be beneficial, the property provides an excellent canvas for personalisation.

As a tenanted investment property, this apartment is currently gathering a monthly rent of £550 PCM, offering potential investors an instant return on their investment along with a strong yield. Its coveted location in Newcastle upon Tyne, coupled with its alluring features, render it an enticing proposition for both first-time landlords and seasoned investors.

This impressive one-bedroom apartment offers quintessential city living in one of Newcastle's much sought-after locations and makes for a smart acquisition for those wanting to add to their investment portfolio. Be sure not to miss out – get in touch with us at Pattinson Estate Agents to arrange a viewing today.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 118

Annual Ground Rent Amount: £160.00

Ground Rent Review Period: Yearly

Annual Service Charge Amount: £1,688.00

Service Charge Review Period: Yearly

Price: Starting Bid £40,000

Property Type: Apartment

Parking: Garage, On Street

Heating: Electric

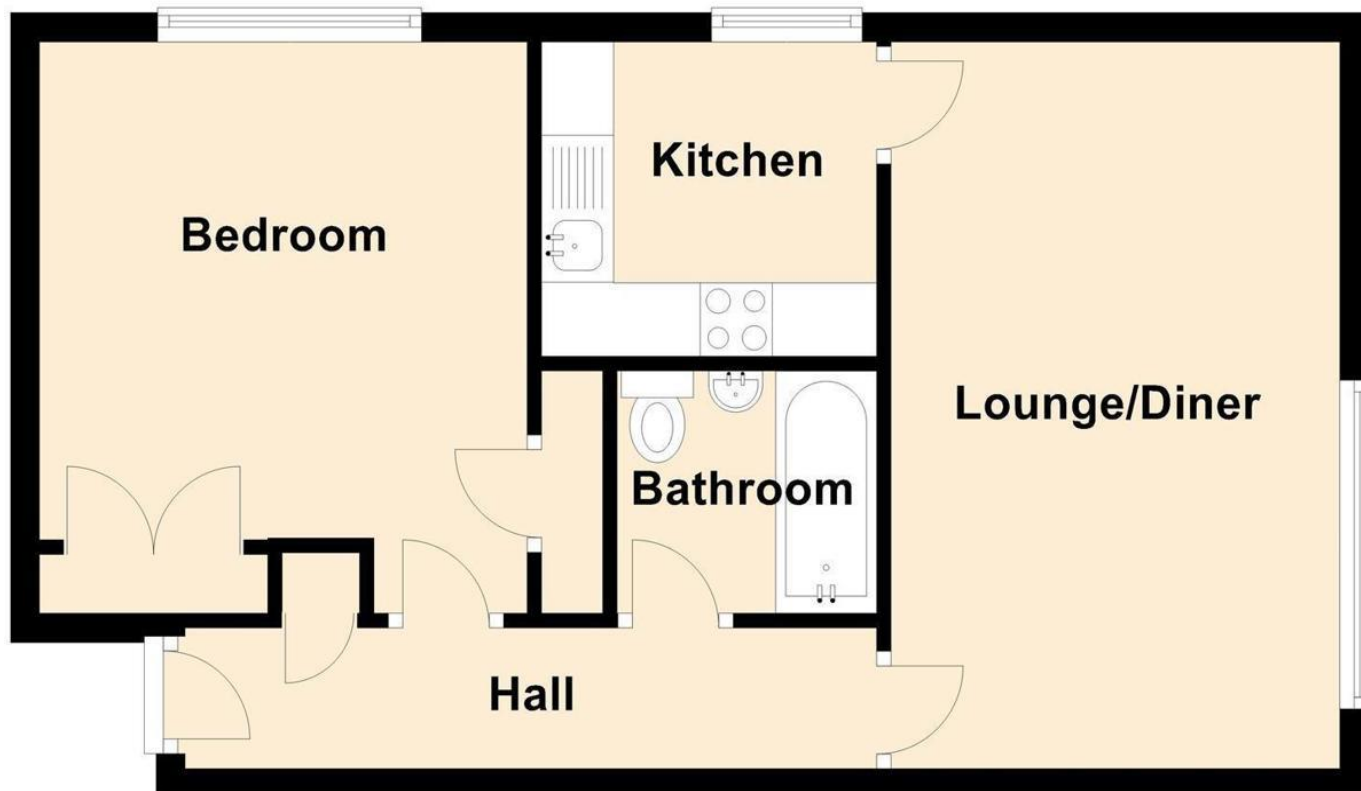
Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

# Third Floor



| 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>                                   |         | 76  |
| (55-68) <b>D</b>                                   | 55      |   |
| (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:

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk**

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