



2 bed flat to buy in NE8

Rawling Road, Gateshead, Tyne and Wear,
NE8 4QR

£54,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Two Bedrooms
- ✓ Popular Residential Location
- ✓ Good location
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Situated on Rawling Road, Gateshead, this two-bedroom flat presents an excellent investment opportunity. The property is currently let at £590 per calendar month (£7,080 per annum). The current tenant has served notice, offering purchasers the flexibility to continue as a buy-to-let investment with the opportunity to re-let at market rent, or to occupy the property themselves once vacant possession is obtained.

The accommodation briefly comprises two bedrooms, a spacious reception room, fitted kitchen and bathroom. Ideally located close to local amenities, schools and excellent transport links into Gateshead and Newcastle, the property is well placed for both investors and owner-occupiers.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: Lease is 999 years from 14 September 2004

Price: Starting Bid £54,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Rawling Road, Gateshead, Tyne and Wear, NE8 4QR

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510,
north@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

