



## 2 bed upper flat to buy in NE23

Alexandra Way, Cramlington ,  
Cramlington, Northumberland, NE23 6EB

**£59,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Well presented
- ✓ Fantastic rental property
- ✓ 625pcm expected rental income
- ✓ Garage and driveway
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD via ONLINE AUCTION 04/01/2024 12:00. Fees apply.

Fantastic two bedroom home set in a popular location within Cramlington, within easy reach of local shops and amenities. This well presented upper flat has lots to offer including a garage, gas central heating and two double bedrooms. A great buy to let with a potential of £625 pcm.

The accommodation comprises entrance hallway, living room, kitchen, bathroom and two double bedrooms. Externally there is a garage to the rear of the property and a garden to the front.

Well located and a great buy!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 93

Price: Starting Bid £59,000

Property Type: Upper Flat

Parking: Garage

Heating: Gas

## Entrance hallway



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## Living Room



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## Kitchen

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## Bedroom 1

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## Bedroom 2

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## Bathroom

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## Garage



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>			77
(55-68) <b>D</b>		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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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