

### 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**

On Street parking

### Property features

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

## 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.

---

## Lounge



## Kitchen

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

---



## Bathroom

---

## Bedroom One

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

---

## Bedroom Two


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

---

## 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 

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

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/>

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.

