



**For Sale**



## 19 Middleton Court, Sandyford NE2 1QY

A ground floor apartment within a PRIVATE COMPLEX with TWO DOUBLE BEDROOMS, LOUNGE/DINING AREA and BATHROOM. Currently TENANTED until September 2020, making this an IDEAL INVESTMENT OPPORTUNITY. Once inside the apartment all of the accommodation is accessed via the hallway which features a STORAGE CUPBOARD and ENTRY PHONE SYSTEM. The SPACIOUS lounge/dining area is located to the rear of the property offering adequate space for seating/dining and features an attractive bay window which overlooks the well-maintained court yard area. To the front of the property is the kitchen which benefits from a range of units, integrated electric oven/hob and plumbing for a washing machine. Both bedrooms are DOUBLES, neutrally decorated and carpeted. Parking is available in the PRIVATE, GATED COURT YARD.

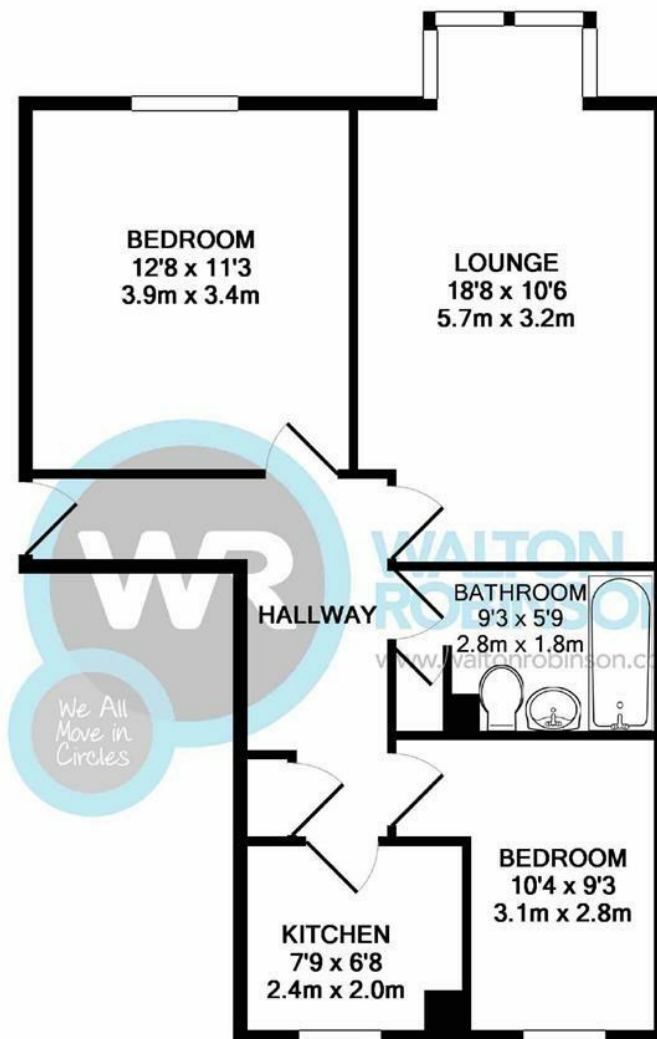
Middleton Court is well positioned with easy access to Newcastle City Centre. Many local shops, restaurants and bars are found in the City Centre such as ELDON SQUARE SHOPPING CENTRE and THE GATE COMPLEX. Also, nearby are NORTHUMBRIA and NEWCASTLE CAMPUSES making this area very popular for students. Transport links are within walking distance including REGULAR BUS SERVICES and JESMOND METRO STATION.

- Investment Opportunity
- £7,821.48 Annual Income
- 5.2% Gross Yield
- Tenanted Until September 2020
- Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Dining Area
- Gated Courtyard
- Parking Available
- EPC Rating D

**Price £145,000 Leasehold**

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY

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TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	68
England & Wales		
	EU Directive 2002/91/EC	