



**WALTON
ROBINSON**



For Sale



1 Middleton Court, Sandyford NE2 1QY

Well-positioned, ground floor apartment in Jesmond. The property briefly comprises of a lounge, kitchen, two bedrooms and bathroom. Currently TENANTED until July 2020, this property would make an IDEAL INVESTMENT. The PRIVATE COMPLEX is accessed through electric gates leading to a SECURE CAR PARK, for the apartments use only. The apartment is accessed via communal entrance hallway, once inside, the internal hallway provides access to all rooms and features a storage cupboard. The LOUNGE/DINING AREA is located to the front of the property. Alongside the lounge is the bathroom which comprises of a three-piece including panelled bath with electric shower over, low level WC, pedestal wash hand basin, partly tiled walls and storage cupboard housing the water tank. The MASTER BEDROOM is located to the front of the property. With a second DOUBLE BEDROOM located at the rear. The WELL-EQUIPPED KITCHEN consists of a range of units to the wall and base, laminated roll top work surface, partly tiled walls with integrated electric oven and hob, plumbing for an automatic washing machine and laminate flooring. Externally there is SECURE, OFF STREET PARKING.

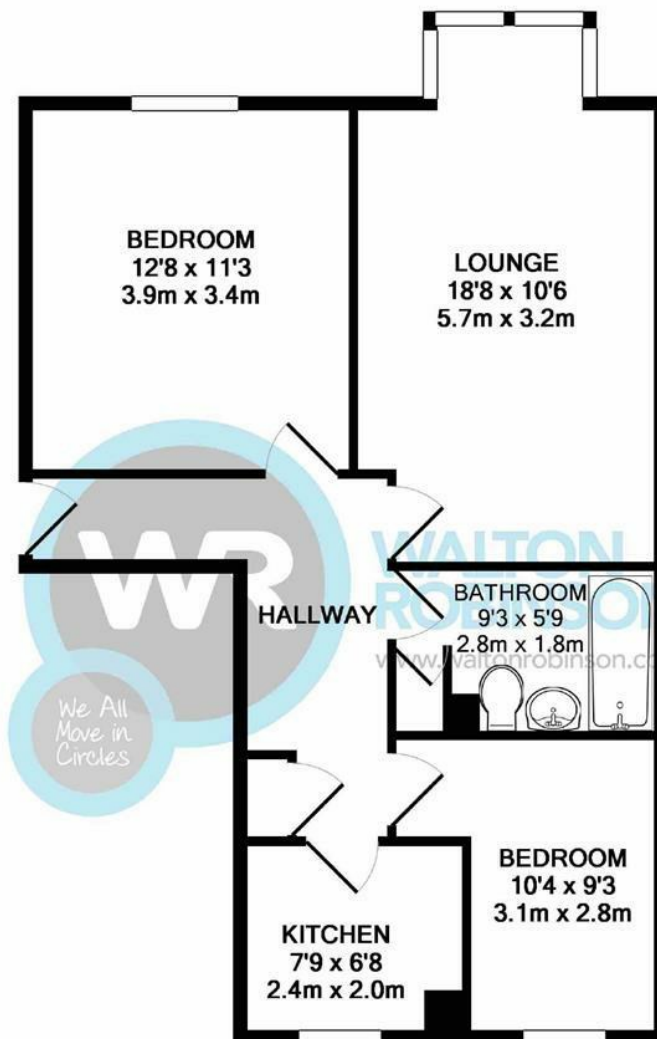
Middleton Court is well positioned with easy access to Newcastle City Centre. Many local shops, restaurants and bars are found in the City Centre such as ELDON SQUARE SHOPPING CENTRE and THE GATE COMPLEX. Also, nearby are NORTHUMBRIA and NEWCASTLE CAMPUSES making this area very popular for students.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

- Investment Opportunity
- £8,108.88 Annual Income
- 5.0% Gross Yield
- Tenanted Until July 2020
- Ground Floor Apartment
- Two Double Bedrooms
- Recently Refurbished Bathroom & Kitchen
- EPC Rating D

Price £160,000 Leasehold - Share of Freehold

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		
	65	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	60	66
England & Wales		
EU Directive 2002/91/EC		