



INVESTMENT PORTFOLIO | £1,040,000





# CHARLTON'S BONDS APARTMENTS

WATERLOO STREET | NEWCASTLE UPON TYNE, NE1 4DE

## SUMMARY

Portfolio of six apartments located within the recently converted Charlton's Bonds building on Waterloo Street. The Portfolio comprises 4no. 2 bedroom apartments and 2no. 1 bedroom apartments, all of which are fully let through to summer 2019 with a gross annualised income of £68,136.



- Investment Portfolio
- 6no. City Centre Apartments
- 4no. 2 Bedroom Apartments
- 2no. 1 Bedroom Apartments
- £68,136 Gross Annualised Income
- 6.55% Gross Yield
- All Units Let to Summer 2019
- EPC Ratings D-E

## CHARLTON'S BONDS

Charlton's Bonds is a development of studio, one, two and three bedroom apartments in Newcastle City Centre.

This lovely historical building has undergone a careful conversion to create unique and modern homes in a fantastic city location. Each apartment is different and has been designed around the shape and character of the building, which dates back to 1885 and was originally a bonded warehouse. There is truly no other development like this in Newcastle city centre.

## NEWCASTLE UPON TYNE

Newcastle is a city located on the north bank of the River Tyne in the North East of England, it lies 103 miles south of Edinburgh and 277 miles north of London.

Newcastle is the largest city in the north east of England and forms part of the Tyneside conurbation, which is the eighth largest urban area in the United Kingdom.

Tyneside is connected by the Tyne & Wear Metro, a light railway system allowing easy access to nearby Sunderland and Gateshead, as well as Newcastle International Airport. Newcastle Central Station is a main station on the East Coast Main Line connecting the city to Durham, York, Leeds, Edinburgh and London as well as other cross-country services to Birmingham, Manchester, Liverpool, Glasgow and Plymouth. Newcastle International Airport is the UK's 10<sup>th</sup> largest airport and provides regular flights to London, Paris, Amsterdam and Dubai.

Newcastle is home to two Universities, Newcastle University and Northumbria University, as well as the major regeneration scheme Newcastle Helix, which is a £350m development bringing together scientific and technological academic research and office development as well as residential.

## LOCATION

Charlton's Bonds is located on Waterloo Street in Newcastle's historic Grainger Town. The building is a short walk away from both Newcastle Central Station and Newcastle Helix, as well as Newcastle and Northumbria Universities and the main retail core, which is centered around Eldon Square and Northumberland Street. Also nearby is NewcastleGateshead Quayside, a world-famous Riverside area providing office and leisure uses.





## THE APARTMENTS

### Living Areas

All apartments feature open plan living areas with mix of carpet and vinyl flooring, kitchens feature an integrated electric hob and oven with stainless steel hood, an integrated washer-dryer, freestanding fridge-freezer, fitted worktops and units, and stainless-steel sinks with drainers.

### Bedrooms

The bedrooms range in size and design throughout this unique development, rooms are carpeted and furnished.

### Bath and Shower Rooms

The apartments feature either a bathroom or shower room with some also benefitting from en-suite shower rooms. All will feature vinyl flooring and will be fitted with Armitage Shanks WC's and basins and Croscos taps.

### Windows

The building features a mixture of refurbished timber sash windows plus secondary glazing or new double-glazed windows. In the apartments with upper floors there will also be Velux windows.

### Communal Areas

The building benefits from a secure Cycle Store and Refuse Store, both located to the rear of the building accessed off Peel Lane.





## LEASEHOLD

The apartments are for sale on individual 125-year leases.

## GROUND RENT

Ground Rent is set at £175pa and will increase every five years in line with the retail price index (RPI).

## MANAGEMENT

Charlton's Bonds is professionally managed by Walton Robinson's in-house Block Management Team.

## ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates (EPCs) are available to view upon request. Ratings currently range from D to E.

## INVESTMENT

All apartments are fully let on individual Assured Shorthold Tenancies with a total annualised rental income of £68,136. A full Rental Schedule is available to view upon request.

Walton Robinson's Property Management Team currently manages the tenancies on behalf of the Vendor.

## PROPOSAL

We are instructed to seek Offers in the Region of £1,040,000 for our clients long leasehold interest in the properties.

## FURTHER INFORMATION AND VIEWINGS

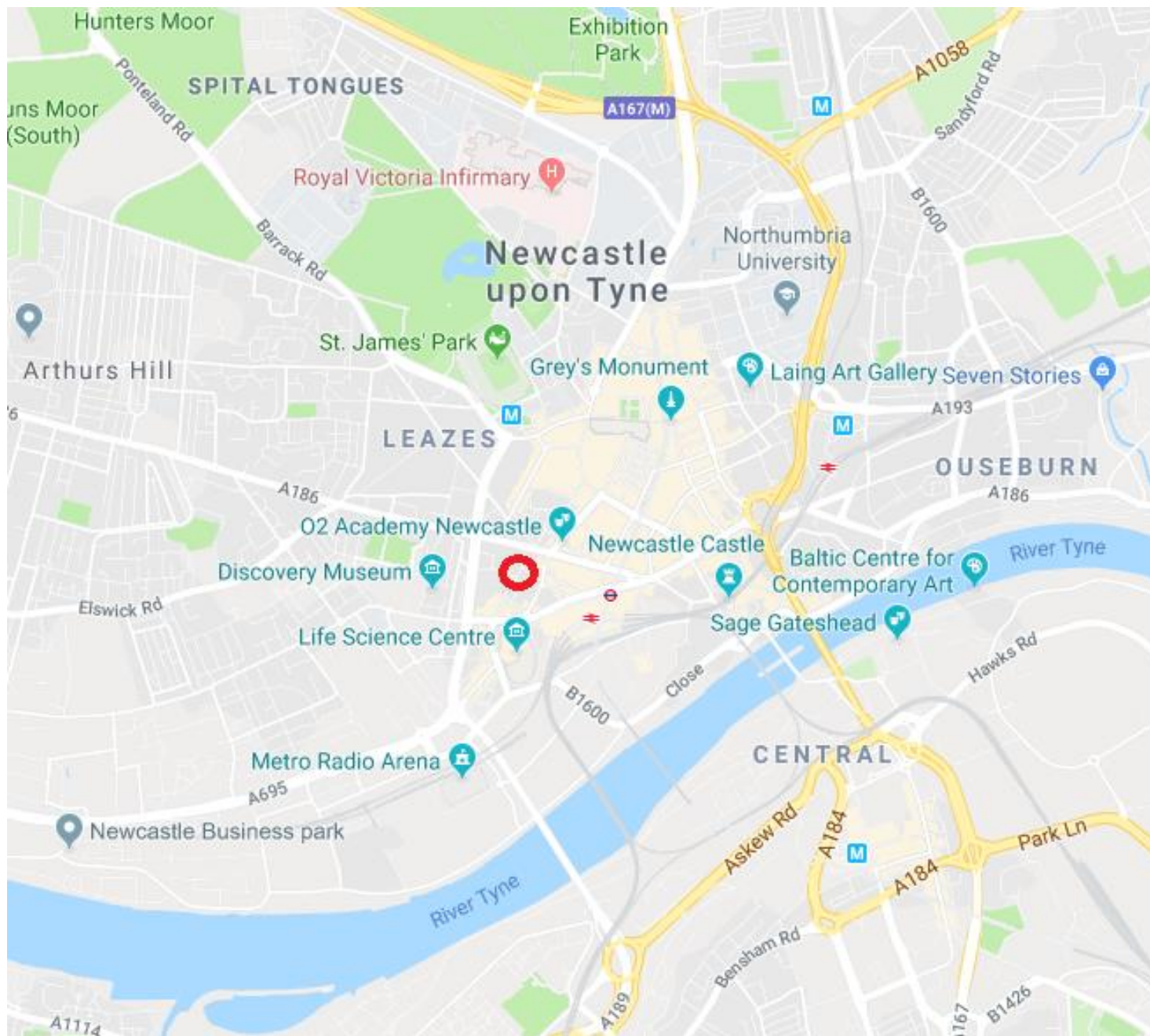
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.