



# WALTON ROBINSON



To Let

## 1-02 Burgess House, 93-105 St James Boulevard NE1

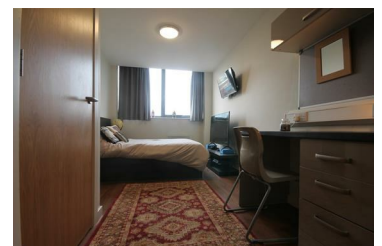
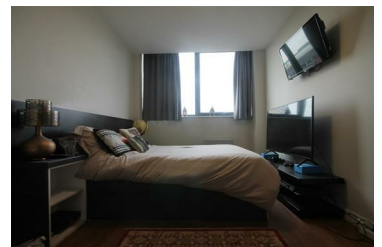
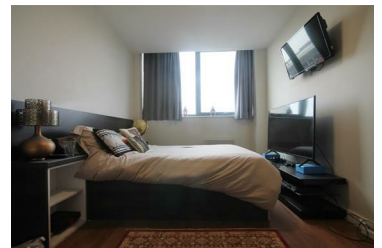
Price £54,950



PREMIUM STUDIO APARTMENT, set on the FIRST FLOOR of this recently converted, five storey STUDENT ACCOMODATION. The communal area offers GYMNASIUM, ENTERTAINMENT LOUNGE, LAUNDRY ROOM, SECURE BIKE STORAGE and LIFT/STAIRS ACCESS to all floors. The apartment features fully-fitted STYLISH KITCHEN, with integrated hob, microwave and extractor hood, space for small dining table and chair, STUDY AREA with desk and chair, double bed with built in bedside table, STORAGE CUPBOARD, and SHOWER ROOM, with white suite. Modern benefits include FLAT SCREEN TV, which is wired for SKY, and INTERCOM ENTRY SYSTEM.

Burgess House is situated on ST JAMES BOULEVARD, which is within a short walking distance to Newcastle City Centre, offering a wide variety of amenities, bars, restaurants and major transport links, including CENTRAL TRAIN STATION. NEWCASTLE and NORTHUMBRIA UNIVERSITY campuses are within close proximity, making it an ideal location for students.

- Investment Property
- First Floor Studio Apartment
- £6,375 Annual Income
- Residents Gym
- Entertainment Lounge
- Student Accommodation
- Tenanted Until August 2019
- 11.6% Gross Yield
- Bike Parking
- EPC Rating B



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

T: 01912431000 | Email: [enquiries@waltonrobinson.com](mailto:enquiries@waltonrobinson.com) | [www.waltonrobinson.com](http://www.waltonrobinson.com)