

3 Kelvin Grove, Sandyford NE2 1RL

EXCELLENT BUY TO LET OPPORTUNITY: This is a SUPERBLY REFURBISHED two bedroom apartment in Sandyford, offering easy access to an excellent range of local amenities, bars and restaurants, as well as being within walking distance to the City Centre.

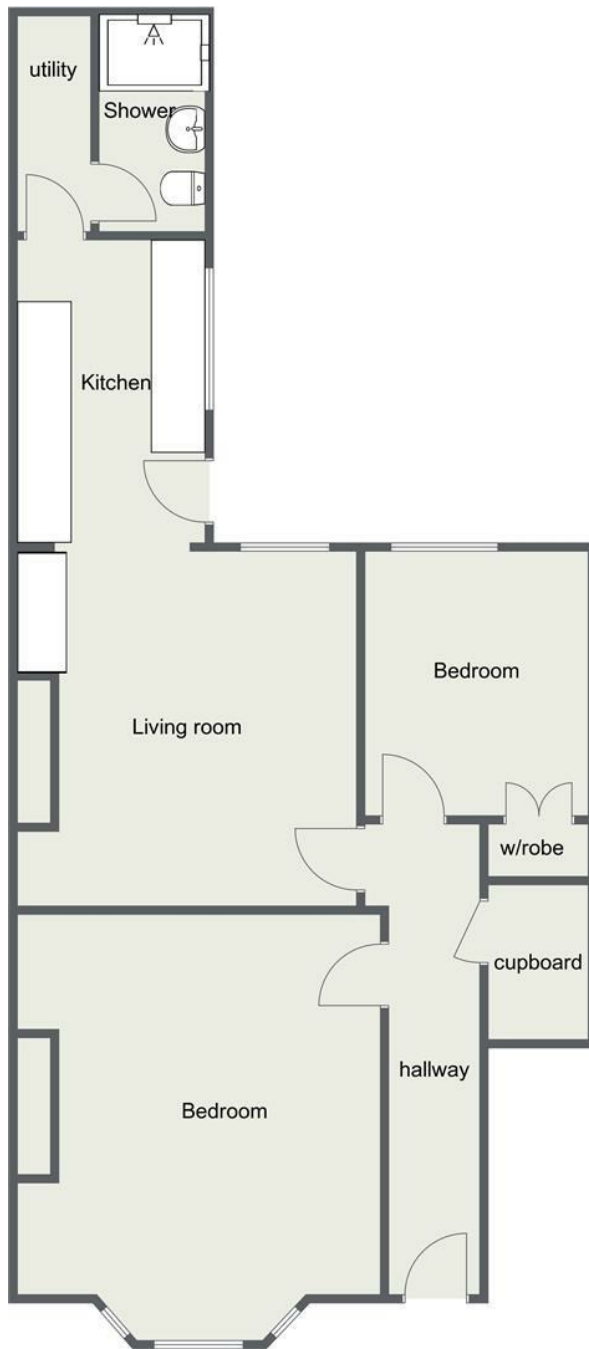
The property is rented until July 2021, receiving £11,160 per annum (£930pcm). The apartment is finished to a HIGH SPECIFICATION and briefly comprises of two bedrooms - both of which are spacious doubles; a stylish lounge with 50" TV and leather sofas, which leads through to the fitted kitchen with LED spotlighting and BREAKFAST BAR. The bathroom is fully tiled with a large shower cubicle. The property also benefits from a security alarm and full double glazing.

This property has an impressive rental history, attracting a top end rent due to the EXCELLENT LOCATION, SPACIOUS BEDROOMS, and STUNNING FINISH.

- Tenanted Investment
- Two Bedroom Apartment
- 7% gross yield
- £11,160pa rent 2020-21
- Refurbished throughout
- Breakfast bar
- Spacious bedrooms
- Excellent rental history
- Close to the City Centre
- EPC rating D

Asking Price £160,000

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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		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		54	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	