



24 The Chare, City Centre NE1 4DD

This is a stylishly finished TWO BEDROOM apartment located in the LEAZES CONSERVATION AREA of Newcastle, close to the RVI hospital, Universities and Eldon Square shopping centre.

The property is found on the third floor and can be accessed via lift and stairs. The apartment is well laid out, with both bedrooms being large enough for DOUBLE BEDS, and arranged across the hallway from the bathroom.

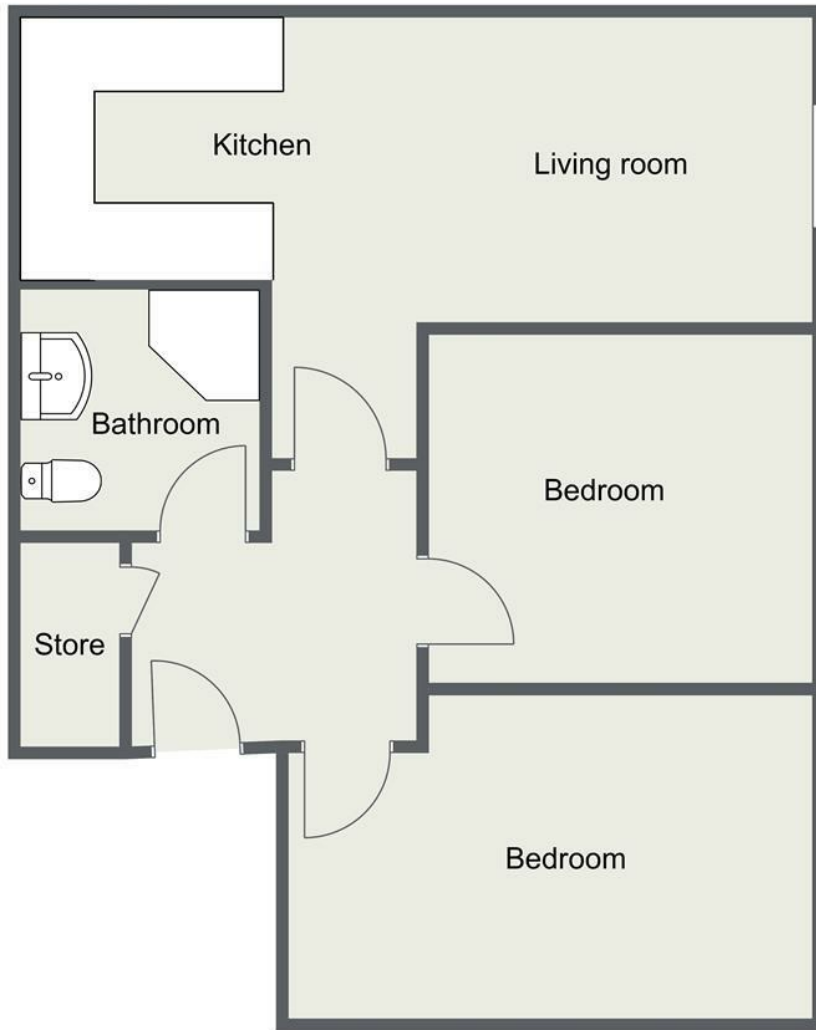
The kitchen, bathroom and electric heaters have been REPLACED IN RECENT YEARS, and give the apartment a modern and stylish feel. The painted timber windows benefit from double glazed units and can be opened to circulate fresh air. Being a top floor apartment, there is also access to the roof void above, which has been prepared for additional storage.

Externally there is a secure CENTRAL GRASSED COURTYARD which offers residents a peaceful break-out area., as well as being very close to the historic LEAZES PARK with recreation courts. There is no parking with the property, but public transport is offered by Metro and bus services at Haymarket.

- Buy to Let Investment
- £11,100pa Rental Income
- 7.4% Gross Yield
- Tenanted until end Aug 2021
- Top Floor Apartment
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Excellent Central Location
- Secure Communal Garden
- EPC Rating C

Asking Price £150,000 Leasehold

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

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			
		69	74
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	