



## 2 bed apartment to buy in NE8

Durham Road, Deckham, Gateshead, Tyne and Wear, NE8 4BG

**£75,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Tenanted Investment
- ✓ Two bedroom
- ✓ Ground floor Apartment
- ✓ Situated in Gateshead
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

To be sold via Online Auction. Fees Apply.

We are thrilled to present this charming ground floor apartment located in Symphony Court, Gateshead. This property is conveniently situated near local amenities and boasts excellent transport links. Currently, there is a tenant in place, paying £550 per calendar month, offering a great opportunity for immediate rental income.

The accommodation features a welcoming entrance hall that leads to a spacious lounge—perfect for relaxation and entertaining. The well-appointed kitchen .

Also the apartment includes a generously sized master bedroom, along with a second bedroom that can serve as a guest room or home office. Additionally, the family bathroom is thoughtfully designed for both style and convenience.

Externally, the property benefits from allocated parking, adding to its appeal. This apartment is an excellent investment opportunity that should not be missed!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 104 years

Annual Ground Rent Amount: £340.00

Annual Service Charge Amount: £816.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## Entrance hallway

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### Lounge

Double glazed window and gas central heating radiator.



### Kitchen

Double glazed window, electric oven, hob with and extractor hood, plumbed for washer, wall and base unit with roll top work surfaces.



### Master bedroom

Double glazed window and a gas central heating radiator.



### Bedroom two

Double glazed window and a gas central heating radiator.




### Bathroom

Low level W/C, panelled bath with a shower above, wash hand basin, double glazed window and a gas central heating radiator.



## Allocated parking



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 79      | 79  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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