



## 2 bed lower flat to buy in NE6

Relton Avenue, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2TH

**£38,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Tenanted Investment Returning
- ✓ Two Bedroom
- ✓ Ground Floor Flat
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

TO BE SOLD VIA ONLINE UNCONDITIONAL AUCTION FEES APPLY.

Appealing to buy to let investors is this two bedroom ground floor flat which is currently rented at £400 PCM.

The property comprises; entrance hall, lounge, kitchen towards the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, space for appliances, UPVC double glazed door to the rear yard, UPVC double glazed window and radiator. Two bedrooms and wet room/WC.

Externally to the rear is a private rear yard which is mainly paved with walled boundaries.

The property benefits from UPVC double glazing and gas central heating.

Leasehold 999 years from 18th July 1986 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g298ff>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 959

Price: Starting Bid £38,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Hallway

With doors off to the lounge, bedrooms and understairs storage cupboard

## Lounge

UPVC double glazed window to the rear, electric fire set into feature surround and radiator.



## Kitchen

3.37m x 2.26m (11'0" x 7'4")

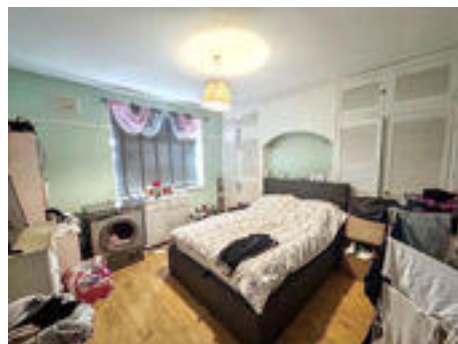
Towards the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, space for appliances, UPVC double glazed door to the rear yard, UPVC double glazed window and radiator.



## Bedroom One

3.78m x 3.46m (12'4" x 11'4")

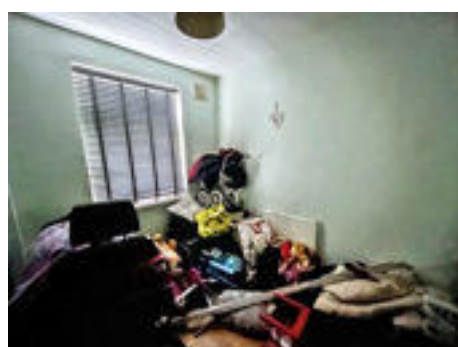
UPVC double glazed window to the front, fitted wardrobes and radiator.



## Bedroom Two

2.75m x 2.25m (9'0" x 7'4")

UPVC double glazed window to the rear and radiator.



## Wet Room/WC

2.26m x 1.50m (7'4" x 4'11")

Easy access wet room/wc comprising; shower, hand wash basin, low level WC, tiled walls, UPVC double glazed window and heated towel rail.

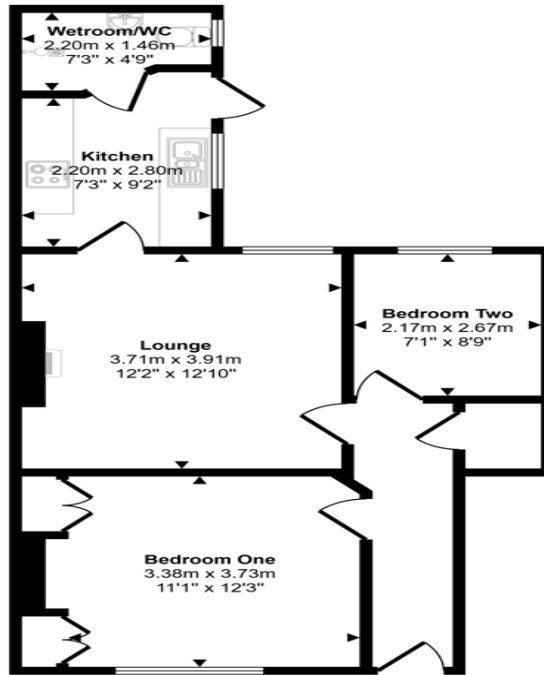


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## Rear Yard

Private rear yard mainly paved with walled boundaries.

Approx Gross Internal Area  
53 sq m / 570 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	74	76
(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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