





- **First Floor Flat**
- **Electric Heating**
- **Double Glazing**
- **Handy for Royal Quays**
- **Well Presented**
- **One Bedroom Home**
- **Part Furnished**
- **Close to the Metro**
- **Close to Tyne Tunnel**
- **Council Tax Band \*A\***



This first floor flat is located on the popular Brahma Avenue, North Shields and will make an excellent purchase for the first time buyer or down sizer or landlord.

The property is accessed via a communal entrance and briefly comprises:- bright and airy lounge with doors opening to a Juliet balcony, kitchen, one double bedroom, and a modern bathroom with three piece suite and a shower over the bath. The property further benefits from double glazing and is warmed with electric heating.

The location of this property is extremely central and a fantastic variety of local amenities are within easy reach including shops and restaurants. The A19 and the Tyne Tunnel are within easy reach along with the A1058 Coast Road which gives a direct route to Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service.

This is a great opportunity if you are an investor looking to expand your portfolio. A great rental return is available which could exceed 8.00% pre offtakes.

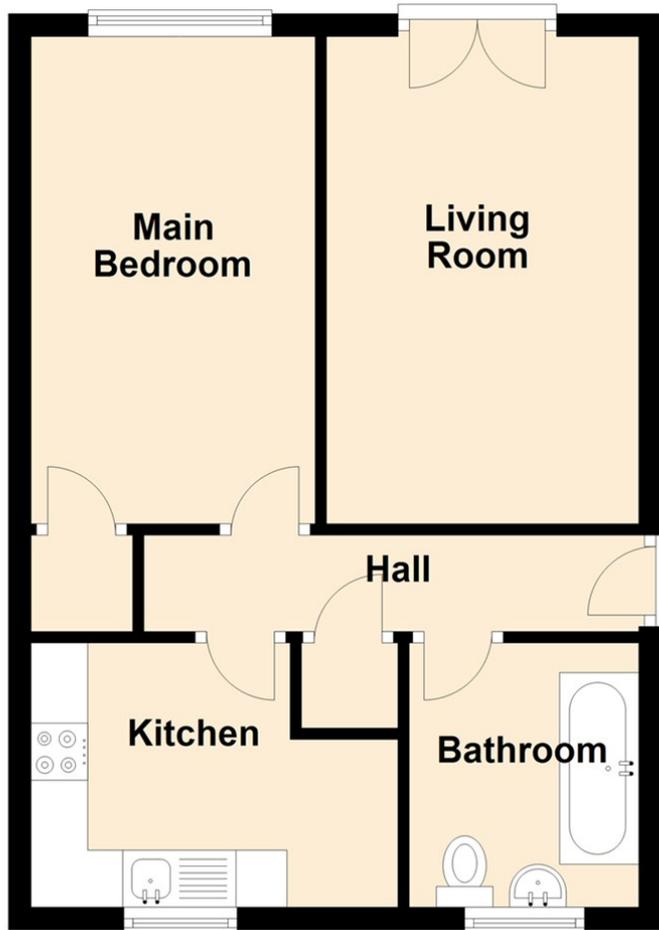
An early viewing is essential to assess the full potential the flat has to offer. Please call 0191 257 2000 for more information.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

## First Floor



### The difference between house and home

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Living Room 14'0" x 9'0" (4.27 x 2.76)

Kitchen 7'7" x 10'7" (2.32 x 3.24)

Main Bedroom 14'0" x 8'2" (4.27 x 2.51)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>66</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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