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- Investment Opportunity
- £15,444 Annually
- Sought After Location
- Lower Ground Floor Flat
- Secure Entry System
- £99 PPPW
- Close To Universities
- Three Bedrooms
- Tenanted Until August 2023







## INVESTMENT OPORTUNITY | LET UNTIL AUGUST 2024 | £15,444 ANNUAL INCOME

Jan Forster Estates welcome to the market this well presented three bedroom lower ground floor apartment on Osborne Terrace in Jesmond. The apartment is tenanted until August 2024 at £99 PPPW providing an annual income of £15,444.

The converted apartment is set on the lower ground floor of this imposing, double-fronted Victorian townhouse which is located on Osborne Terrace. Perfectly placed for convenient access to all Jesmond has to offer including countless shops, great cafés and restaurants, Jesmond Metro Station and just a short walk from Newcastle City Centre itself.

Briefly comprising; communal entrance with stairs down to the private entrance hallway which gives access to three generous bedrooms, three piece bathroom with shower over the bath and the open plan living area with lounge diner and fitted kitchen, integrated oven and hob and French doors opening onto the garden to the front of the building.

For more information and to book your viewing please call our team on 0191 236 2070.

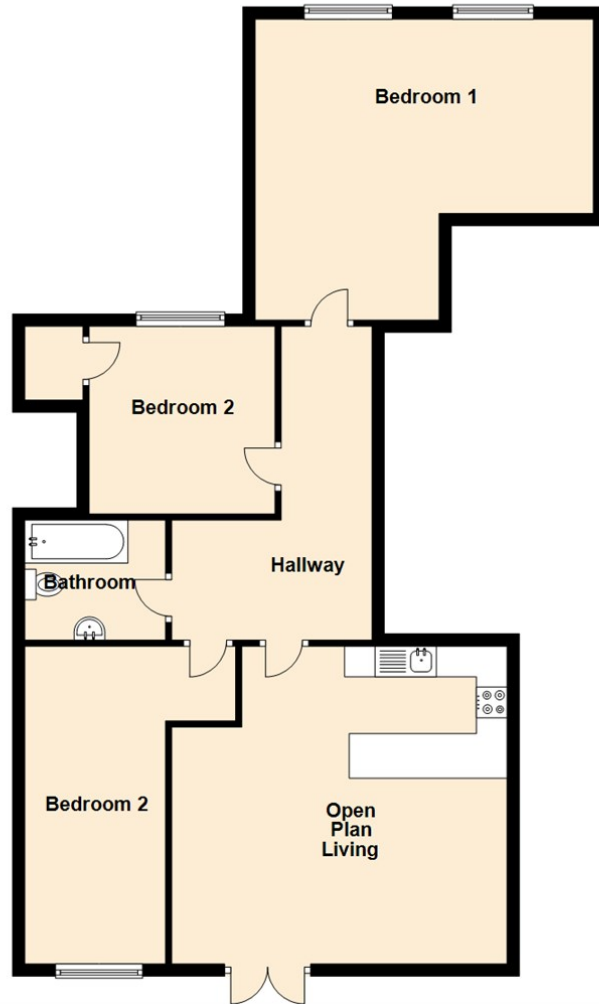
### Tenure

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

Council Tax band \*B\*.



### Lower Ground Floor



## The difference between house and home

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Lounge Kitchen 18'1" x 16'11" (5.52 x 5.18)

Bedroom One 18'2" x 15'0" (5.54 x 4.58)

Bedroom Two 10'5" x 9'11" (3.18 x 3.04)

Bedroom Three 7'7" x 16'11" (2.33 x 5.16)

### Energy Efficiency Rating

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

Gosforth

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Newcastle

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High Heaton

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Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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