



2 bed maisonette to buy in NE37

Neville Court, Sulgrave, Washington, Tyne and Wear, NE37 3DY

£26,000 Starting Bid

H x2 **D x1** **B x1**

Tenure

Leasehold

On Street parking

Property features

- ✓ Ideal Investment Opportunity
- ✓ Long Term Tenant In Situ - £352 Achieving PCM
- ✓ Two Bedrooms
- ✓ Upper Floor Maisonette
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

TO BE SOLD VIA ONLINE AUCTION. FEES APPLY

****LONG TERM TENANT IN SITU**TWO BEDROOMS** UPPER FLOOR MAISONETTE**PRIVATE BALCONY****

Pattinson Estate Agents are delighted to bring to the market this well presented two bedroom apartment, located in Marlborough Park, Sulgrave. Situated close to a range of local schools and amenities, Neville Court is well located within walking distance to local schools and a short drive to The Galleries Shopping Centre.

In brief this deceptively spacious apartment consists of:- Private entrance/hallway, bedroom two, open plan lounge/kitchen and a private balcony. To the first floor lies bedroom one and a three piece bathroom, externally there is a private balcony, secure intercom entry system, communal gardens and on street parking.

Early viewings are highly recommended to appreciate this investment opportunity, please call the Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,535.00

Price: Starting Bid £26,000

Property Type: Maisonette

Parking: On Street

Heating: Gas

Entrance/Porch

Private entrance leading to the porch, the gives access to the hallway.

Lounge

Spacious lounge with an open flow to the kitchen and access to a private balcony.

Kitchen

Fitted kitchen

Bedroom Two

Second bedroom located on the second floor.

Bedroom One

Bedroom one located on the first floor.

Bathroom

Fitted bathroom

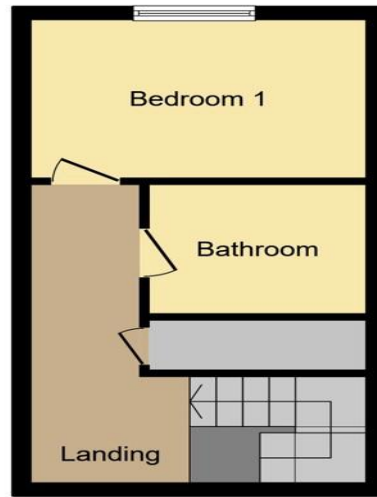
External

There is a private balcony, communal grounds and on street parking.



Ground Floor

Floor area 40.1 sq.m. (432 sq.ft.) approx



First Floor

Floor area 28.0 sq.m. (302 sq.ft.) approx

Total floor area 68.2 sq.m. (734 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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

126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk

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