



Wyedale Way Walkergate

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- Investment Opportunity
- Tenanted at £525pcm – February 2024

Offers Over £95,000



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Wyedale Way

Walkergate, Newcastle Upon Tyne, NE6 4UW

A great opportunity to purchase an investment property with tenants in situ until February 2024. This well presented two bedroom semi detached modern apartment situated on a modern development in Walkergate. The accommodation comprises: entrance hall, lounge/diner, kitchen with integrated appliances, two bedrooms and a bathroom WC. Externally the property benefits from an allocated parking space. Additional benefits include gas central heating and double glazing throughout. Currently tenanted until February 2024 achieving £525pcm.

Entrance Hall

Double glazed entrance door, staircase to first floor.

Lounge 18'3 x 10'5 (5.56m x 3.18m)

Double glazed window to rear, television point, radiator.

Kitchen 8'4 x 9'4 (2.54m x 2.84m)

Fitted with a range of wall and base units, one and half bowl sink unit, built in gas hob, extractor hood, space for automatic washing machine, wall mounted central heating boiler, double glazed window to rear.

Bedroom One 12'7 x 10'1 (3.84m x 3.07m)

Double glazed window to front, radiator.

Bedroom Two 12'8 x 6'4 (3.86m x 1.93m)

Double glazed window to front, built in cupboard, radiator.

Bathroom/WC

White three piece suite comprising panelled bath with mixer shower taps, pedestal wash hand basin, low level wc, part tiled walls, extractor fan.

Externally

Externally the property benefits from an allocated parking space.



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

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 20th December 2007

Service Charge: £361.30 per annum reviewed annually.

Council Tax Band: A

EPC Rating: B

JR3564/MJ/AJ/24.6.2022/V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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