



Hugh Gardens Benwell

- Pair of Flats
- Investment Opportunity
- Ground Floor – 2 Bedrooms
- First Floor – 3 Bedrooms
- Rear Yard

Asking Price: £140,000

0191 2744661
380 West Road, Fenham NE4 9RL

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MATTHEWS
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www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



HUGH GARDENS, BENWELL, NEWCASTLE UPON TYNE NE4 8PQ

PROPERTY DESCRIPTION

Offered for sale as an Investment Opportunity, with tenants in place is this pair of flats located in Benwell. The ground floor flat briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. To the first floor flat is entrance leading to first floor landing, lounge, kitchen, inner hallway, bathroom and three bedrooms. Externally there is a small paved area to the front and yard to the rear.

We have been advised that the ground floor rent currently achieves a rent of £525 per month, the tenancy commenced in April 2014, and the first floor achieves a rent of £650pcm, this is a 6 month assured short hold from 30th January 2024. We have not had sight of the tenancy agreements.

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

Early viewing is recommended.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: On Street



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Advisor

Council Tax Band: A

EPC Rating: E

FN00009031/SJP/SP/17052023/V.1



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Ground Floor Flat

Hallway

Storage cupboard.

Lounge 14' 6" x 12' 6" max (4.42m x 3.81m)

Double glazed window to the rear. Radiator.

Kitchen 12' 0" x 9' 2" (3.65m x 2.79m)

Double glazed window to the rear. Gas cooker point. Sink/drain. Door to the rear. Radiator.

Bedroom One 13' 6" max x 16' 3" into bay (4.11m x 4.95m)

Double glazed bay window to the front. Coving. Radiator.

Bedroom Two 10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath. Pedestal wash hand basin. Shower cubicle. Low level WC.

First Floor Flat

Entrance

Stairs to first floor landing.

First Floor Landing

Lounge 12' 7" max x 14' 7" (3.83m x 4.44m)

Double glazed window to the rear. Radiator.

Kitchen 11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to the rear. Sink/drain. Gas cooker point. Plumbed for washing machine. Radiator.

Inner Hallway

Door to the rear.

Bathroom

Frosted double glazed window to the rear. Shower cubicle. Pedestal wash hand basin. Low level WC.

Bedroom One 10' 9" x 7' 10" (3.27m x 2.39m)

Double glazed window to the rear. Radiator.

Bedroom Two 9' 2" x 7' 9" (2.79m x 2.36m)

Double glazed window to the front. Radiator.

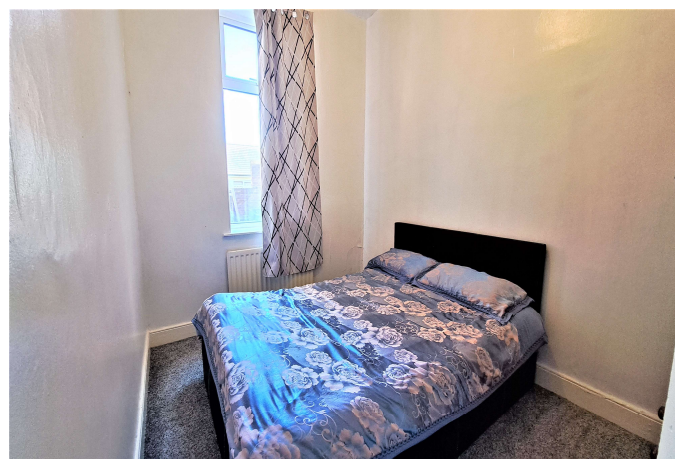
Bedroom Three 17' 1" into bay x 12' 8" max (5.20m x 3.86m)

Double glazed bay window to the front. Radiator.


External

Rear yard.

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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 | | |
| (55-68) D | | 64 |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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.

16 Branches across the North-East

