



Goldspink Lane | Sandyford | NE2 1NS

Offers in the region of £205,000

An ideal investment opportunity, with open aspect views and walking distance to Newcastle City Centre! This ground floor 'Tyneside' flat is ideally placed on Goldspink Lane, in the popular suburb of Sandyford. Close to Jesmond Dene, the local shops cafés and restaurants, Sandyford gives great access to the nightlife of Jesmond whilst still being within only a short walk to Newcastle City Centre. Currently tenanted achieving £17160pa with new tenants due to move into the property for the 26/27 academic year.

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x3



x1



x1

Three Bedroom Ground Floor Flat

8.37% + VAT Yield

**Investment Opportunity –
Tenanted Until Summer 2027**

Prime Sandyford Area

Currently Achieving £17,160 per annum

EPC Rating D

**Peppercorn Lease – 999 years
from 1 December 1997**

Council Tax Band A

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door with glazed top light, wooden effect flooring, under stairs cupboard and single radiator.

LOUNGE AREA: 13'5 max x 20'1 max overall size, (4.09m x 6.10m), double glazed door to rear, alcove, double radiator and cupboard housing wall mounted central heating boiler.

KITCHEN: 6'9 x 10'2, (2.06m x 3.10m), fitted with a range of wall and base units, single drainer sink unit, built in electric oven and hob, extractor hood, space for auto washer, part tiled walls.

BEDROOM ONE: 14'4 max x 10'0 into bay, (4.37m x 3.05m), double glazed bay window to front, alcove, wood effect flooring and a double radiator.

BEDROOM TWO: 10'9 plus door recess x 7'1, (3.28m x 2.16m), double glazed window to rear, built in cupboard and a double radiator.

BEDROOM THREE: 14'6 narrowing to 9'7 x 6'6, (4.42m narrowing to 2.92m x 1.98m), two double glazed windows to rear and a single radiator.

BATHROOM/WC: White 3 piece suite comprising of a paneled bath with mains fed shower over pedestal wash hand basin, sani flow low level WC, part tiled walls.

FRONT GARDEN: Town garden.

REAR PATHWAY.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

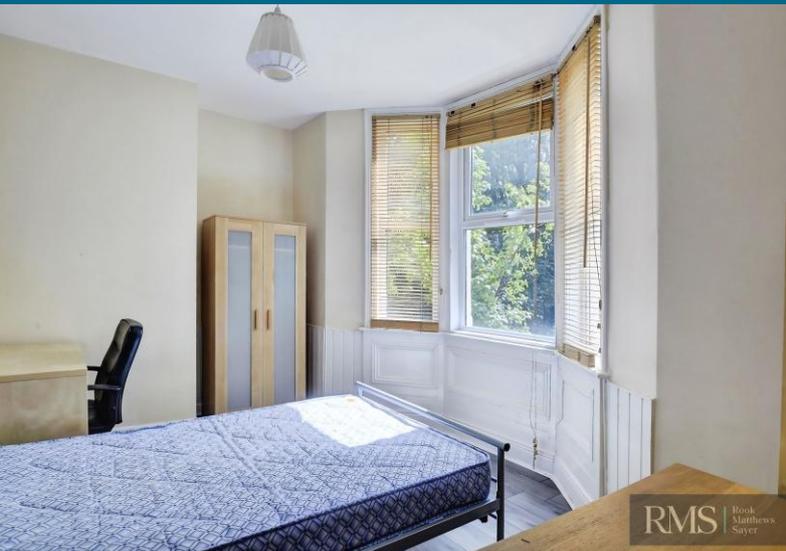
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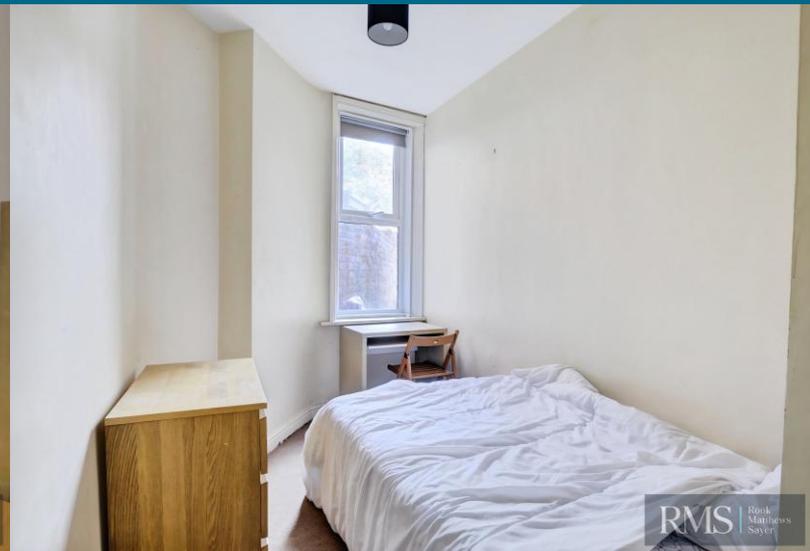
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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No – Partially Limited

Parking: On Street Permit Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from 1 December 1997

Ground Rent: Peppercorn Lease

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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