



Myrtle Grove | Jesmond | NE2 3HT

£575,000

Attention Buy to Let Investors! We welcome to the market this well positioned 6 bedroom maisonette situated in the heart of Jesmond. Currently tenanted until Summer 2027 achieving £43,680 per annum.

RMS | Rook
Matthews
Sayer



x6



x1



x2

Buy To Let Property

**Leasehold – 999 years from 22
May 1987**

7.5% Yield

Peppercorn Ground Rent

**Rented until Summer 2027 –
Achieving £43,680 per annum**

EPC Rating D / Council Tax Band B

For any more information regarding the property please contact us today

LOUNGE: 11'4 x 14'9, (3.45m x 4.5m), double glazed window to rear, with alcoves and a double radiator.

KITCHEN: 17'0 x 8'2, (5.18m excluding recess x 2.47m), wall and base cupboards with work surfaces and a single drainer sink unit, built in electric oven and built in gas hob, extractor hood, part tiled walls, tiled floor, wall mounted combination boiler and double radiator, with a double glazed window to side and a double glazed door to rear.

BEDROOM ONE: 17'8 x 13'5, (5.39m into bay x 4.09m into covet recess), double glazed bay window to front, with 2 alcoves and a double radiator.

SHOWER ROOM/W.C.: (off kitchen): White 3 piece suite comprising of a wash hand basin and step in shower cubicle with an electric shower and low level w.c.

BEDROOM TWO: 9'10 x 9'11, (2.98m x 3.02m), double glazed window to front with a single radiator.

BEDROOM THREE: 10'7 x 7'10, (3.23m x 2.39m), double glazed window to rear with a double radiator.

BEDROOM FOUR: (second floor): 10'11 x 9'3, (3.32m into recess x 2.81m into recess), double glazed Velux window to front with a single radiator.

BEDROOM FIVE: (second floor): 10'8 x 10'6, (3.25m into recess x 3.19m), double glazed Velux window to front with a double radiator.

BEDROOM SIX: (second floor): 14'9 x 10'8, (4.49m into recess x 3.24m into recess), double glazed Velux window to rear with a double radiator.

BATHROOM/W.C.: (second floor): 6'7 x 6'11, (1.99m x 2.10m into recess), white 3 piece suite comprising of a paneled bath and low level w.c., with an extractor fan and double glazed Velux window to rear.

SEPARATE W.C.: (first floor, off kitchen): 3'3 x 5'10, (1m x 1.77m), low level w.c. and wash hand basin, with a double glazed frosted window to rear.

REAR YARD.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street 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 22 May 1987

Ground Rent: Peppercorn Ground Rent

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 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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