



## 2 bed apartment to buy in NE1

Waterloo House, Newcastle upon Tyne,  
Tyne and Wear, NE1 4AP

**£115,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedroom Apartment
- ✓ Tenanted
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**

## Description

For sale by online unconditional auction. Terms and conditions apply.

An excellent investment opportunity to acquire a two-bedroom apartment within Waterloo House, ideally positioned in the heart of Newcastle city centre. The property is currently let at £1,300 per calendar month, producing a rental income of £15,600 per annum.

The accommodation comprises an entrance hallway, spacious open-plan living and dining area with fitted kitchen, two well-proportioned bedrooms and a bathroom, providing practical and comfortable city-centre living.

Waterloo House enjoys an excellent central location, with Newcastle's wide range of shops, restaurants, cafés, bars and leisure facilities all within easy reach. Newcastle Central Station is conveniently located nearby, offering excellent national rail connections, while Metro and bus services provide easy access throughout the city and wider Tyneside area.

The combination of a prime city-centre location, established tenancy and immediate rental income makes this an attractive proposition for buy-to-let investors and those looking to expand an existing property portfolio.

The property is for sale by Online Unconditional Auction. Prospective purchasers should review the auction legal pack and satisfy themselves as to all legal and property matters prior to bidding.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £4,133.00

Price: Starting Bid £115,000

Property Type: Apartment

Heating: Electric



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Waterloo House, Newcastle upon Tyne, Tyne and Wear, NE1 4AP

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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