



**david bailes**  
property professionals

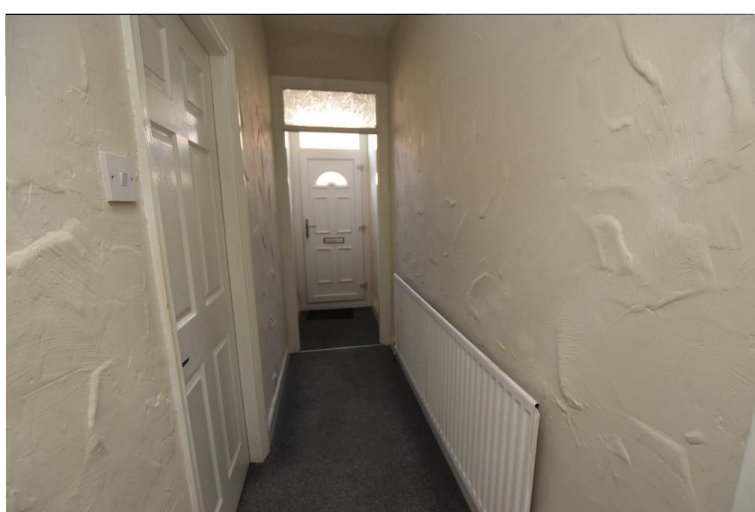
**Kitchener Street,  
Gateshead, Tyne & Wear, NE9 5LE**

- Ground floor tenanted flat
- Tenant currently paying £385 PCM
- 1 bedroom
- Yield of 9.24%

**£56,000**

**EPC Rating C (73)**





## Property Description

**ATTENTION LANDLORDS** This one bedroom ground floor flat has a willing tenant currently paying £385 PCM providing a yield of 9.24%. The accommodation comprises a hallway, bedroom, lounge, large bathroom/WC and kitchen. Self-contained yard to rear. Long lease (999 years from 25 January 1988), Council Tax band A. EPC rating C (73). Virtual tour available.

### HALLWAY

uPVC double glazed entrance door, single radiator, moulded cornicing, doors lead to the bedroom and lounge.

### BEDROOM (TO THE FRONT)

13' 4" x 13' 0" (4.08m x 3.97m) uPVC double glazed windows, double radiator and moulded cornicing.

### LOUNGE

13' 5" x 12' 11" (4.09m x 3.95m) Feature brick fire surround, ornamental fire, storage cupboard, additional storage cupboard to alcove, uPVC double



glazed window, double radiator and doors leading to the bathroom and kitchen.

#### BATHROOM

13' 5" x 6' 10" (4.09m x 2.09m) A spacious room with a white suite. Panelled bath, electric shower over, PVC panelled splash-backs, curtain and rail. Pedestal wash basin, WC, wall mounted gas combi central heating boiler, uPVC double glazed window, one double and one single radiator, extractor fan.

#### KITCHEN

8' 2" x 5' 10" (2.50m x 1.80m) Fitted with wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over. Stainless steel sink with mixer tap, plumbed-in washing machine, free-standing fridge/freezer, uPVC double glazed window and matching rear exit door and a double radiator.

#### EXTERNAL

To the rear is a self-contained yard.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (73). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

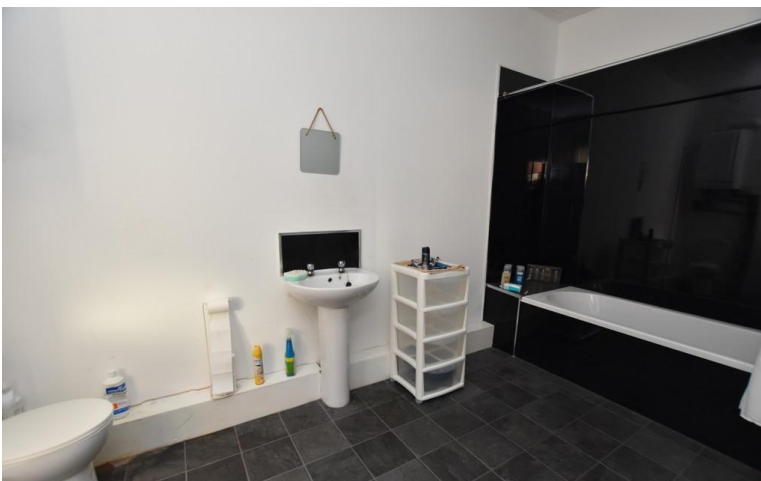
We understand that the property is leasehold and that the lease was for 999 years from 25 January 1988 and as of February 2023 has 964 years remaining. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Tax band A.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.





#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### NEED A MORTGAGE?

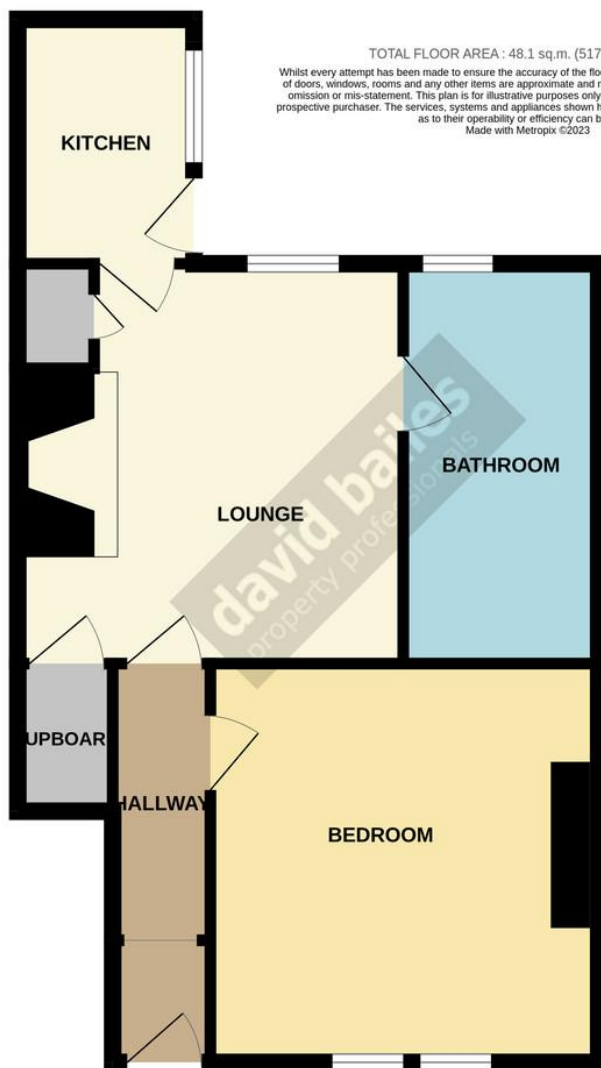
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

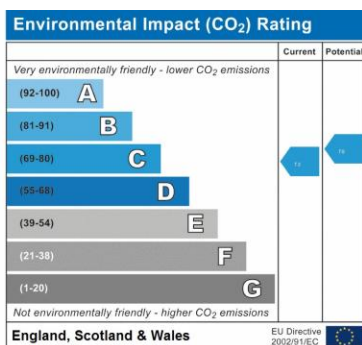
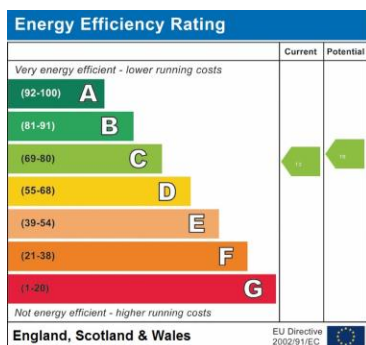


GROUND FLOOR  
48.1 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 48.1 sq.m. (517 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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