



193 Charles Street, Boldon Colliery, NE35 9BH
Asking Price Of £39,950 Freehold


MARTIN&CO

Charles Street, Boldon Colliery

2 Bedrooms, 1 Bathroom

Asking Price Of £39,950

- BUY TO LET INVESTMENT
- EXCELLENT PRICE
- TENANT CURRENTLY PAYING £4,800 PER ANNUM
- 12 GROSS YIELD
- TWO BEDROOMS
- GROUND FLOOR FLAT
- COUNCIL TAX BAND - A

INVESTMENT OPPORTUNITY CURRENTLY GENERATING £4,800 PER ANNUM*** 12% GROSS YIELD BASED ON FULL ASKING PRICE

Introducing a fantastic investment opportunity in the heart of Boldon Colliery, South Tyneside. This ground floor, two-bedroom apartment sits strategically off the A19, providing seamless access to both north and south of the region,

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making it an appealing prospect for potential tenants seeking hassle-free commuting. It local amenities include reputable schools, parks, and the much sought-after convenience of an Asda supermarket, a cinema complex, and a plethora of fast food restaurants.

The property is a 2 bedroom ground floor apartment. In addition to the 2 bedrooms are a central living room, galley kitchen and family bathroom. The property also benefits from a rear yard. The property has recently benefitted from new kitchen units and the EICR is in place for the electrics, in addition the property is already rated a C on the EPC meaning it is already compliant with the future governmental plans for the private rental sector.

The property is currently tenanted and generating £400 pcm or £4,800 p.a, this apartment offers a remarkable gross yield of 12%.







Martin & Co Sunderland

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

