



**For Sale**



## 13 Charlton's Bonds, Waterloo Street NE1 4DE

\*\*\* Attention Investors!! - ASSURED GROSS YIELD OF 7%! \*\*\*

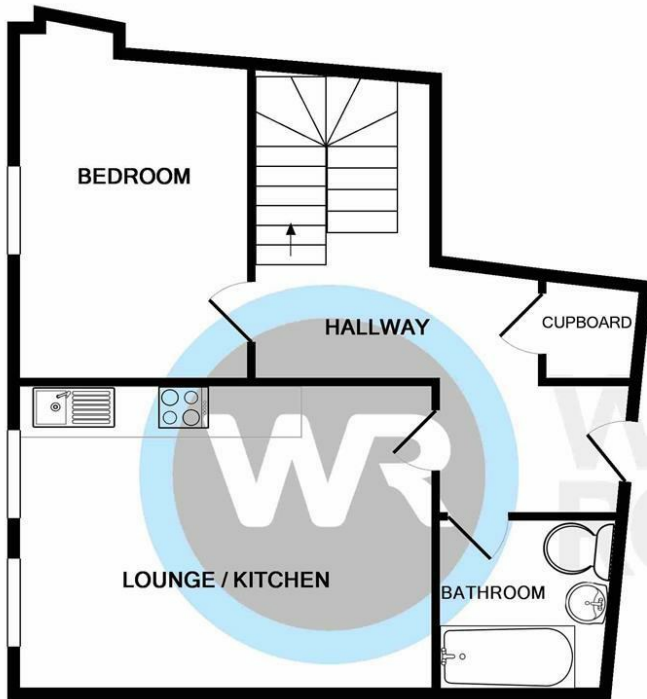
Two bedroom DUPLEX CONVERSION APARTMENT on the second and third floors of Charlton's Bonds., Located close to Central Station and Science Central development, this recently refurbished building was originally a bonded warehouse and offers unique city centre living.

This lovely apartment offers OPEN PLAN living with a modern kitchen and dining area, two bedrooms, bathroom and shower room and two storage cupboards.

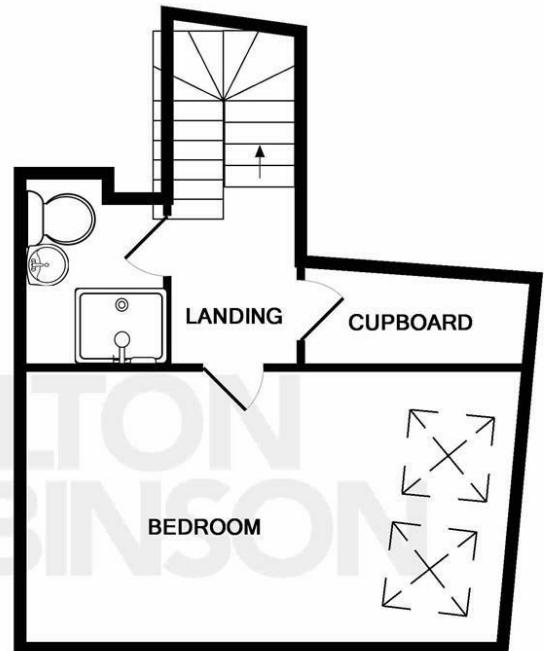
- Investment Property
- \*\*\*7% Gross Yield Assured\*\*\*
- Tenanted until August 2020
- £12,368.57pa Rental Income
- Duplex Conversion Apartment
- Excellent Central Location
- Two Bedrooms
- Open Plan Living Area
- Bathroom & Shower Room
- EPC Rating D

**Price £185,000 Leasehold**

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY  
T: 0191 649 7008 | Email: [enquiries@waltonrobinson.com](mailto:enquiries@waltonrobinson.com) | [www.waltonrobinson.com](http://www.waltonrobinson.com)



GROUND FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	