



For Sale



38 Rialto, Melbourne Street NE1 2JR

VIDEO TOUR AVAILABLE - ENQUIRE FOR DETAILS

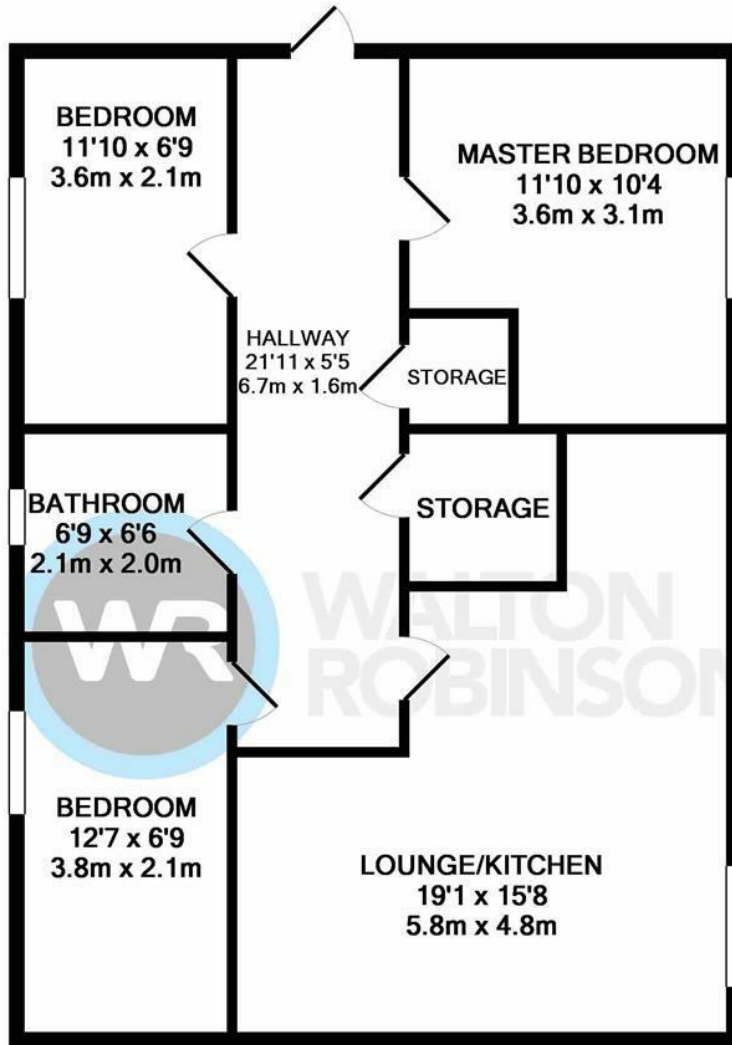
Centrally located apartment with THREE DOUBLE bedrooms, open plan living area, family bathroom and allocated parking. TENANTED UNTIL AUGUST 2022

The apartment is accessed via a secure communal entrance with LIFT and stairwell access to the third floor. Once inside the apartment all of the accommodation is accessed via the hallway. The open plan living area is located at the front of the apartment and overlooks Melbourne Street. The kitchen area benefits from a range of units to the wall and base, integrated electric oven and hob, fridge freezer, washing machine and extractor hood. The lounge is neutrally decorated with carpet flooring and a JULIET BALCONY. The bathroom features a bath with electric shower over, WC and wash hand basin. All three bedrooms are good size doubles with electric heating. Externally there is one allocated car PARKING SPACE.

- Investment Opportunity
- £10,637 Rental Income
- 7.2% Gross Yield
- Let Until August 2022
- Third Floor Apartment
- Open Plan Living/Kitchen
- Bathroom
- Allocated Parking Space
- Close to Northumbria Uni
- EPC Rating C

Offers Over £148,000 Leasehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY
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TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.3 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	