



## **Reid House 7 Hunters Road, Newcastle upon Tyne, NE2 4PA**

**Offers Over £115,000**

Hive Estates is delighted to present this bright and stylish top-floor two-bedroom apartment, located in a secure and well maintained development in the highly desirable Spital Tongues area.

Well presented and finished to a modern standard throughout, this spacious home enjoys a prime position close to the city centre, universities, the RVI, and excellent transport links making it ideal for professionals, students, and investors alike.

The living area is flooded with natural light thanks to large windows and contemporary glass-panelled internal walls. A soft, neutral colour scheme paired with soft grey carpets creates a calming and inviting space that's perfect for both everyday living and entertaining. The separate kitchen is smartly designed with wood effect units, laminate worktops, a neutral tiled splashback, and grey vinyl flooring. A fitted oven and hob, generous built in storage, and a large window complete this well equipped and functional cooking space.

There are two well proportioned bedrooms, including a generous double with ample space for furnishings, and a flexible second bedroom featuring interior glass panels ideal for use as a home office, guest room, or study. Both rooms continue the home's cohesive design with matching grey carpets and neutral tones.

The modern bathroom is clean and practical, fitted with a shower over bath, WC, and basin, and finished with neutral tiling, a mosaic feature border, and wood effect laminate flooring.

Additional highlights include excellent built in storage options, including a large hallway cupboard and a recessed alcove enhancing both practicality and comfort.

With a strong rental yield of 7.44%, this property offers exceptional value and investment potential in a sought-after urban location. Whether you're a first time buyer or investor, this apartment presents a rare opportunity to secure a well located city home.

**Lounge/Diner 8'10" x 9'10" (2.70 x 3.00)**

**Kitchen Area 6'9" x 6'2" (2.07 x 1.90)**

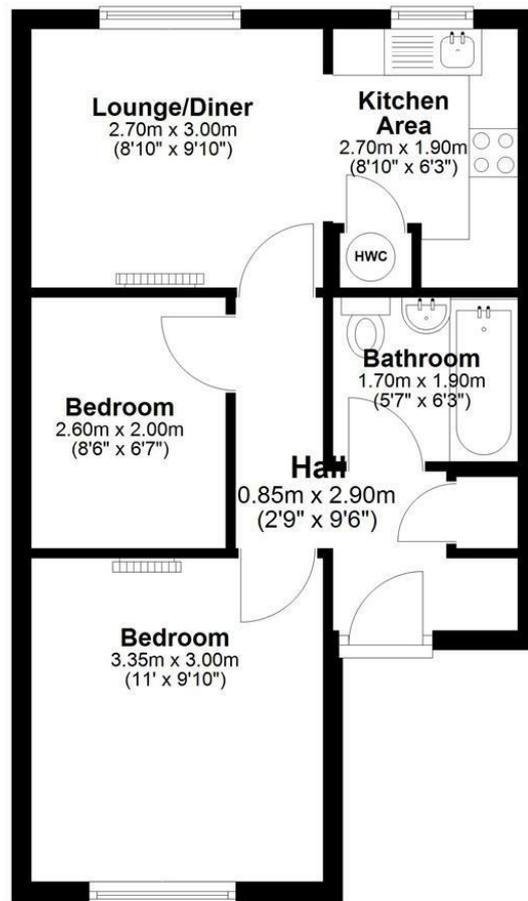
**Bedroom 1 10'11" x 9'10" (3.35 x 3.00)**

**Bedroom 2 8'6" x 6'6" (2.60 x 2.00)**

**Bathroom 5'6" x 6'2" (1.70 x 1.90)**

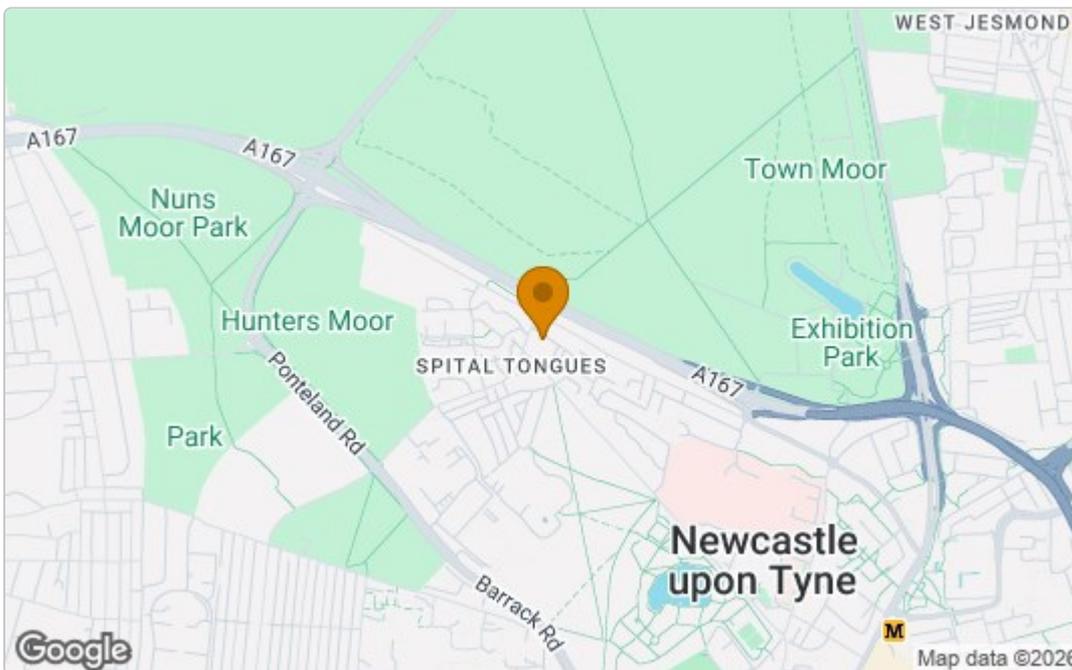
### First Floor

Approx. 39.1 sq. metres (420.3 sq. feet)

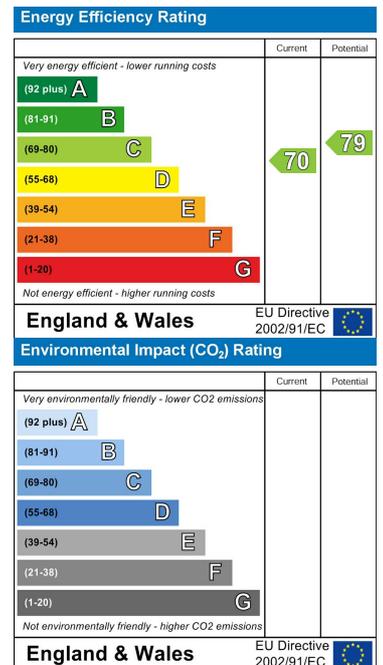


Total area: approx. 39.1 sq. metres (420.3 sq. feet)

### Area Map



### Energy Efficiency Graph



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