



## 10 King John Terrace, Newcastle Upon Tyne, NE6 5XY

### Offers Over £170,000

Hive Estates presents this spacious, three-bedroom flat, tenanted until 2026, located in a great position in the vibrant and sought-after area of Heaton, Newcastle upon Tyne. Generating a rental income of £1,104 per month (£13,248 per annum), this property offers a solid gross rental yield of approximately 7.79%, making it a fantastic investment opportunity with secure, immediate returns.

Featuring three generous double bedrooms with beautiful wood flooring, the property benefits from large bay windows that flood the space with natural light, creating a bright and inviting atmosphere throughout.

The modern kitchen is fitted with sleek white cabinets, warm wood worktops, an integrated oven and hob, and a convenient breakfast bar — perfect for casual dining. The kitchen also provides direct access to a private yard, offering an excellent outdoor space for relaxation or storage.

The main bathroom is stylishly appointed with a bath and shower over, WC, and wash basin, complemented by elegant white floor-to-ceiling tiles that add a fresh, clean feel.

Situated in a prime location with excellent transport links, local amenities, and popular cafes and shops nearby, this property represents a fantastic investment opportunity with secure tenancy in place until 2026.

**Lounge 14'7" x 13'1" (4.45 x 4.00)**

**Kitchen 10'7" x 8'6" (3.25 x 2.60)**

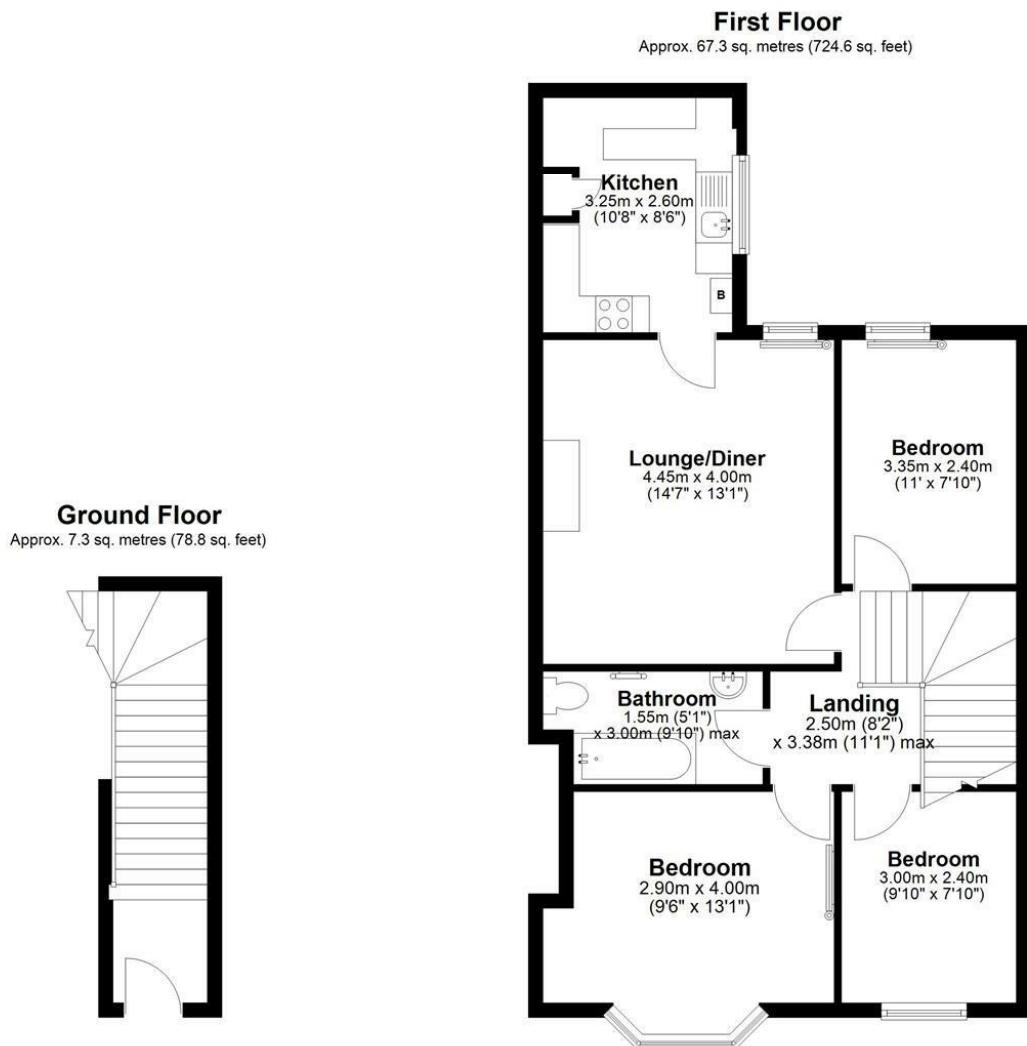
**Bedroom 1 9'6" x 13'1" (2.90 x 4.00)**

**Bedroom 2 10'11" x 7'10" (3.35 x 2.40)**

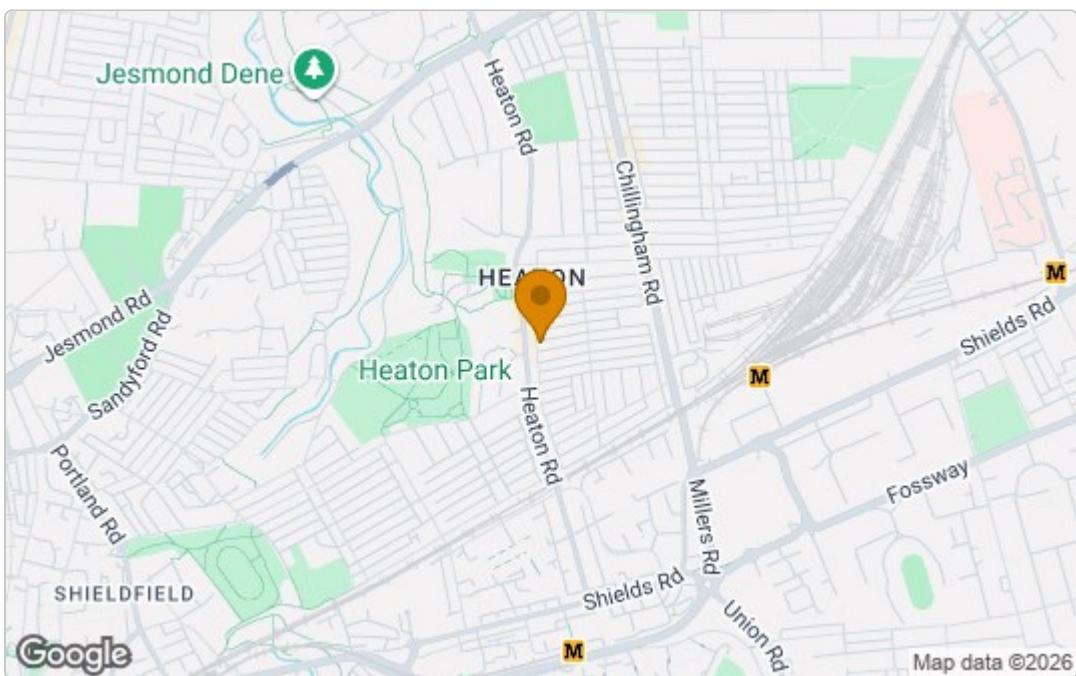
**Bedroom 3 9'10" x 7'10" (3.00 x 2.40)**

**Bathroom 5'1" x 9'10" (1.55 x 3.00)**

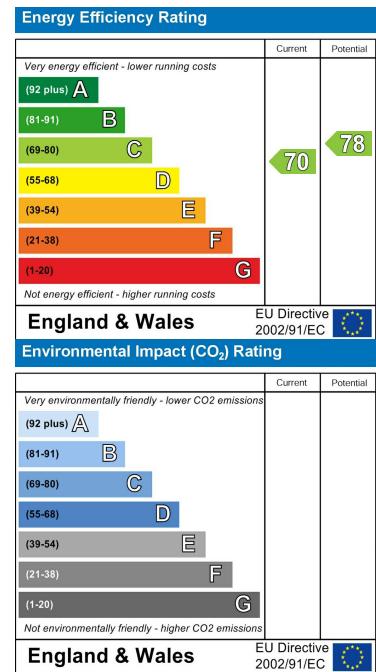
## Floor Plan



## Area Map



## Energy Efficiency Graph



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