



INVESTMENT OPPORTUNITY - AVAILABLE TO BE LET OUT IMMEDIATELY - POTENTIAL RENTAL INCOME £1,000 PER CALENDAR MONTH - STYLISH

PRESENTATION! Having undergone complete transformation, this one bedroom ground floor flat is ideally located on Field Street, South Gosforth. Field Street, close to Sainsbury's Local, the Brandling Villa and within walking distance of Gosforth High Street with its shops, cafés and restaurants and many amenities. The flat is also conveniently situated close to South Gosforth Metro Station providing easy access into Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance hall with under-stairs storage; an impressive 19ft open plan reception with dual windows and spot lighting, kitchen area with a range of fitted units, work surfaces, integrated appliances and breakfasting island; double bedroom measuring 16ft; shower room complete with three piece suite and spot lighting. Externally, a private south facing rear yard with fenced boundaries.

Investment Opportunity | Stylish & Fully Refurbished Ground Floor Flat | One Double Bedroom | 485 Sq ft (45.1m<sup>2</sup>) | Impressive 19ft Open Plan Reception | Shower Room | Private South Facing Rear Yard | No Onward Chain | GCH & DG | Leasehold (Tyneside Lease Currently Being Set Up - 999 Years) | Council Tax Band A | EPC: C

Offers Over £150,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

