



## 2 bed ground floor flat to buy in

Claremont South Avenue, Bensham,  
Gateshead, Tyne and Wear, NE8 1RJ

**£60,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Sold Tenanted £7800pa Income
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

To be sold with a sitting tenant enjoying a current annual income of £7800, this two bedroom ground floor flat is conveniently located close to local amenities, and with the Team Valley, Newcastle and Gateshead easily accessible, it is a great location. The property has UPVC double glazing, gas central heating and a rear yard.

The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 986

Price: Starting Bid £60,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

## Entrance Hall

Radiator, under stairs cupboard



## Lounge

3.70m x 3.90m (12'1" x 12'9")

UPVC double glazed window, radiator



## Kitchen

3.30m x 1.90m (10'9" x 6'2")

Fitted wall and base units, space for gas cooker with extractor over, stainless steel sink, UPVC double glazed window, space for automatic washing machine



## Bathroom

1.70m x 2.30m (5'6" x 7'6")

Bath with electric shower over, WC, wash basin, two UPVC double glazed windows



## Bedroom One

4.00m x 3.80m (13'1" x 12'5")

Fitted wardrobes, radiator, UPVC double glazed window



## Bedroom Two

2.60m x 2.40m (8'6" x 7'10")

UPVC double glazed window, radiator,




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## External

Yard to the rear



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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**<https://www.alignsurveyors.co.uk/>**

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