



- CURENTLY LET ON AN ASSURED SHORTHOLD TENANCY @ A RENT OF £595 PCM
- GAS COMBIANTION BOILER
- SEALED UNIT DOUBLE GLAZING
- REMOTE ENTRANCE INTERCOM
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- SECURE PARKING BAY
- UNINTERUPTED VIEWS OF THE RIVER TYNE
- CLOSE TO THE TOWN CENTRE
- COUNCIL TAX BAND: B EPC RATING: C
- TENURE: WE ARE INFORMED BY THE VENDORS OF THE PROPERTY THAT THE PROPERTY IS LEASEHOLD. 99 YEARS FROM SEPTEMBER 1998.
- SERVICE CHARGE £1032.38 APRIL 2021-mARCH 2022

A two bedroom first floor apartment which is currently let on an Assured Shorthold Tenancy at a rent of £595 per calendar month. This property would be an ideal investment opportunity for someone wishing to purchase a property for investment purposes. The property does however require some internal upgrading.

Broadlandings is located in an extremely popular and sought after area. It is within a short walk of the town centre and is within easy reach of all local amenities.

An early inspection is recommended as properties fronting onto the River Tyne are rarely available on the open market.

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase to first floor.

APARTMENT

ENTRANCE VESTIBULE

ENTRANCE HALL

With radiator.

REAR LIVING ROOM

3.38m x 4.82m plus bay recess

With UPVC double glazed French doors overlooking the River Tyne leading onto a Juliette balcony, double radiator, fireplace, t.v. aerial point.

KITCHEN/DINING ROOM

4.58m x 3.14m

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, gas hob with concealed extractor fan and light above, plumbing for automatic washing machine, an inset stainless steel sink unit, double radiator.

BATHROOM

2.13m x 2.08m

With a cream coloured suite comprising of corner panelled bath with combi shower over, pedestal washbasin, low level w.c. ceramic tiled walls and floor, double radiator.

BEDROOM 1 (REAR)

3.97m x 3.37m

With a range of wall to wall fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM 2 (FRONT)

3.22m x 2.09m

With radiator, walk in storage cupboard off containing gas combination boiler for heating the domestic hot water and central heating systems.

OUTSIDE

Underneath the property there is a secure parking bay.

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Price: £130000

144/146 Fowler Street South Shields
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Rentals: 0191 4270335