



## 2 bed maisonette to buy in NE37

Neville Court, Sulgrave, Washington, Tyne and Wear, NE37 3DY

**£26,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Ideal Investment Opportunity
- ✓ Long Term Tenant In Situ - £352 Achieving PCM
- ✓ Two Bedrooms
- ✓ Upper Floor Maisonette
- ✓ EPC Rating C

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION. FEES APPLY

**\*\*LONG TERM TENANT IN SITU\*\*TWO BEDROOMS\*\* UPPER FLOOR MAISONETTE\*\*PRIVATE BALCONY\*\***

Pattinson Estate Agents are delighted to bring to the market this well presented two bedroom apartment, located in Marlborough Park, Sulgrave. Situated close to a range of local schools and amenities, Neville Court is well located within walking distance to local schools and a short drive to The Galleries Shopping Centre.

In brief this deceptively spacious apartment consists of:- Private entrance/hallway, bedroom two, open plan lounge/kitchen and a private balcony. To the first floor lies bedroom one and a three piece bathroom, externally there is a private balcony, secure intercom entry system, communal gardens and on street parking.

Early viewings are highly recommended to appreciate this investment opportunity, please call the Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,535.00

Price: Starting Bid £26,000

Property Type: Maisonette

Parking: On Street

Heating: Gas

## **Entrance/Porch**

Private entrance leading to the porch, the gives access to the hallway.

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## **Lounge**

Spacious lounge with an open flow to the kitchen and access to a private balcony.

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## **Kitchen**

Fitted kitchen

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## **Bedroom Two**

Second bedroom located on the second floor.

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## **Bedroom One**

Bedroom one located on the first floor.

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## **Bathroom**

Fitted bathroom

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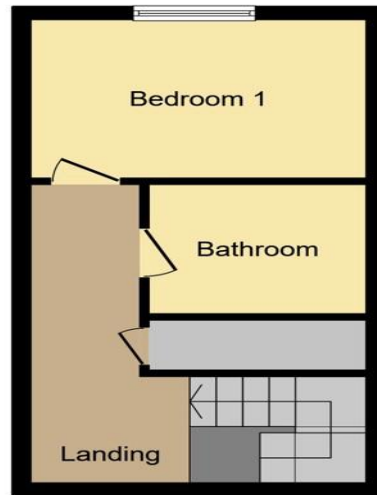
## **External**

There is a private balcony, communal grounds and on street parking.



**Ground Floor**

Floor area 40.1 sq.m. (432 sq.ft.) approx



**First Floor**

Floor area 28.0 sq.m. (302 sq.ft.) approx

Total floor area 68.2 sq.m. (734 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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>	75	78
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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