



### 3 bed apartment to buy in NE37

Kenilworth Court, Washington, Tyne and Wear, NE37 3EA

**£35,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ To Be Sold Via Online Auction
- ✓ Excellent Investment Opportunity
- ✓ Three Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

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

## Description

To Be Sold Via Online Auction, Fees Apply.

We are delighted to offer this tenanted three-bedroom property, currently generating £625 per calendar month, making it an ideal addition to any investment portfolio.

The property has been modernised throughout and offers well-presented accommodation comprising a spacious lounge, a modern integrated kitchen, three bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a balcony area, perfect for outdoor relaxation.

Situated close to a range of local schools and amenities, Kenilworth Court is well located for those who commute to Sunderland, Newcastle or Durham.

This ready-made investment is already producing a strong rental yield and has been well maintained by both the tenant and landlord.

Early viewing is highly recommended to appreciate the standard and potential this property offers.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 86

Price: Starting Bid £35,000

Property Type: Apartment

Parking: Off Street

Heating: Gas

## Lounge



## Kitchen



## Bedroom One



## Bedroom Two



## Bedroom Three



## Bathroom



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## W.C



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## Balcony





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	81
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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