



## 2 bed apartment to buy in NE1

Temple Street, Newcastle, Newcastle upon Tyne, Tyne and Wear, NE1 4BP

**£125,000** Offer Over

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedroom Apartment
- ✓ Tenanted at £895 a Month
- ✓ City Centre Location
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

Well-Presented Two Bedroom Apartment – City Centre Location – Ideal Investment Opportunity

Pattinson Estate Agents are delighted to offer for sale this attractive two-bedroom apartment, currently let at £895 per calendar month, providing an excellent opportunity for investors seeking a strong and reliable rental return. Situated in the heart of the city centre, the property enjoys an exceptional position close to a wide range of shops, restaurants, transport links and everyday amenities.

The accommodation includes a spacious lounge that opens into a modern fitted kitchen, along with two well-proportioned bedrooms and a contemporary bathroom. Offering convenience, comfort and proven rental income, this centrally located apartment represents a valuable addition to any investment portfolio.

Council Tax Band: A

Tenure: Leasehold

Price: Offer Over £125,000

Property Type: Apartment

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance Hall



## Lounge

5.00m x 2.60m (16'4" x 8'6")



## Bedroom One

3.10m x 2.50m (10'2" x 8'2")



## Bedroom Two


2.80m x 2.50m (9'2" x 8'2")



## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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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