

BRUNTON

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CLARENDON MEWS, BRUNTON LANE, NE3

£90,000

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FANTASTIC LOCATION - GROUND FLOOR APARTMENT - 9% GROSS YIELD

Brunton Residential are delighted to present this one-bedroom ground-floor apartment in Clarendon Mews, Gosforth. Clarendon Mews is perfectly positioned at the junction of Brunton Lane and Great North Road, offering superb access to the A1, central Gosforth, and Newcastle City Centre. Currently let achieving £675 pcm, this property delivers an impressive 9% gross yield, making it an outstanding opportunity for buy-to-let investors seeking strong returns and long-term growth.

With high demand for rental properties in this sought-after area, this apartment is an ideal addition to any investment portfolio. Early viewing is highly recommended to secure this attractive asset.

Call today for more information.

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Internally, the property briefly comprises: entrance hall with storage cupboard, an open plan lounge / kitchen with integrated appliances including dishwasher, washing machine and fridge freezer. The bedroom has fitted wardrobes, there is also a shower room.

On site, covered permit parking is available to residents, as well as bike storage.

This property represents fantastic value, and would make an ideal investment, having previously been rented out for £600pcm, or a first time buy.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

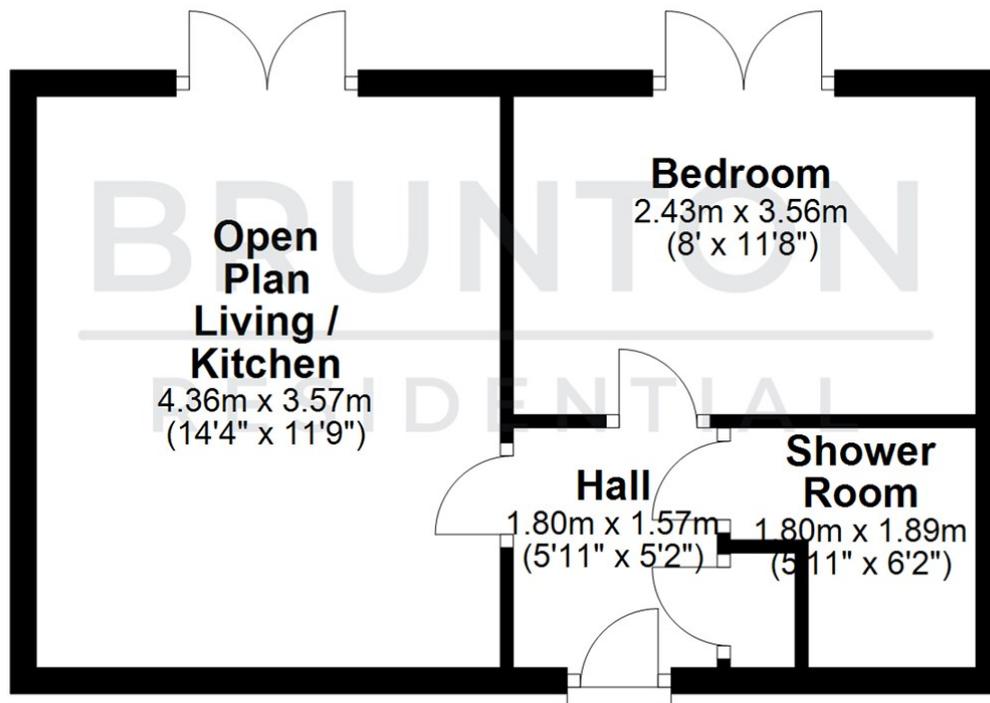
COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)

A



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	76
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	