

# BRUNTON

---

## RESIDENTIAL



**\*\*INVESTMENT PROPERTY\*\* GLENTHORN ROAD, JESMOND, NE2**

Offers Over £185,000

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



**\*\*NO ONWARD CHAIN – GROUND FLOOR TYNESIDE FLAT – STRONG INVESTMENT OPPORTUNITY\*\***

Brunton Residential are delighted to bring to the market this two-bedroom lower Tyneside flat, ideally located on Glenthorn Road in Jesmond. The property offers the traditional Tyneside flat layout and is well-positioned within one of Newcastle's most popular residential areas.

Currently tenanted at **\*\*£1,100 per calendar month\*\***, the property presents an attractive opportunity for investors looking for an income-generating asset. It would also make an excellent first-time purchase for buyers seeking a home in a prime location.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Accommodation briefly comprises an entrance hallway with a useful storage cupboard. To the front of the property is a spacious double bedroom featuring a bay window, while a second double bedroom is positioned to the rear. There is also a generous lounge which leads through to the kitchen and then on to the bathroom.

The kitchen is fitted with a range of wall and base units with coordinated work surfaces. The bathroom is tiled and fitted with a WC, wash basin and a bath and separate shower unit

Externally, the property benefits from a small town garden to the front with a fenced boundary, while to the rear there is a private yard with walled boundaries.

# BRUNTON

## RESIDENTIAL

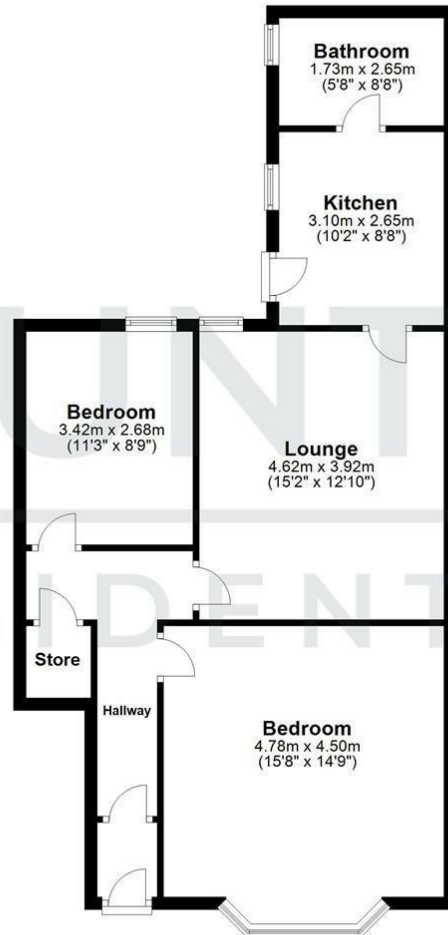
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C

**Ground Floor**  
Approx. 70.8 sq. metres (761.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	

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