

# BRUNTON

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## RESIDENTIAL



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**\*\*INVESTMENT HMO\*\* GLADSTONE TERRACE, SANDYFORD, NE2**  
Offers Over £500,000

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### 360 VIRTUAL TOUR - HMO INVESTMENT PROPERTY – APPROX. 9% YIELD

A fantastic opportunity to purchase a well-established six-bedroom student rental property in a strong and consistently popular location for student tenants.

The property has been part of the same investment portfolio for around 20 years and, during that time, has remained continuously let with no void periods. It has always proved particularly popular with both student and postgraduate groups thanks to the size of the rooms, the practical layout, and the excellent communal living space.

Accommodation briefly includes six bedrooms, two bathrooms and a spacious kitchen/living area which works extremely well for shared living. Over the years, the property has been improved and adapted by an experienced student landlord, with sensible use of space and storage throughout to suit the demands of the market.

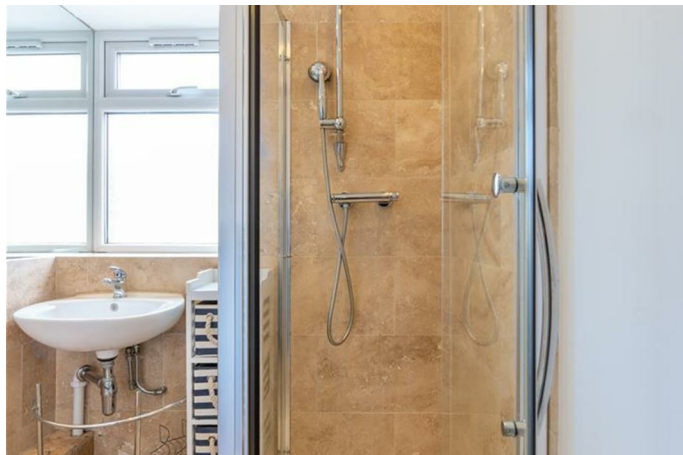
The standard of accommodation, combined with the location and proven rental history, makes this an ideal purchase for investors looking to expand an existing portfolio or for someone entering the student rental market looking for a reliable income-producing asset from day one.

Properties with this level of occupancy history and tenant demand rarely stay available for long.

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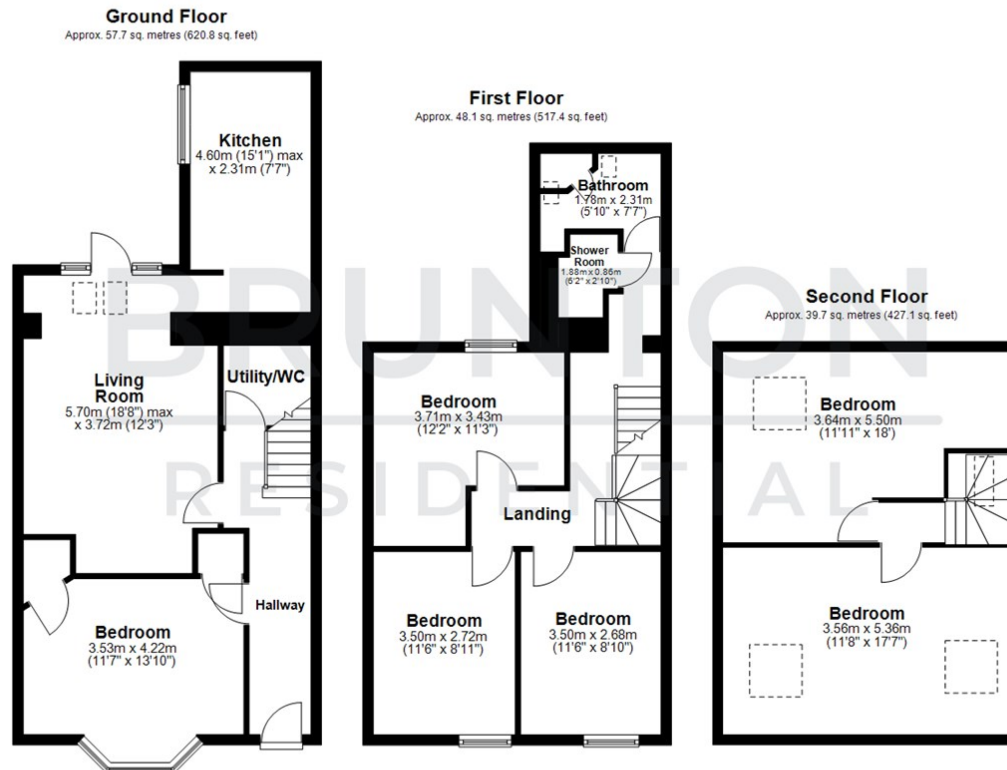
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TENURE : Freehold

LOCAL AUTHORITY :

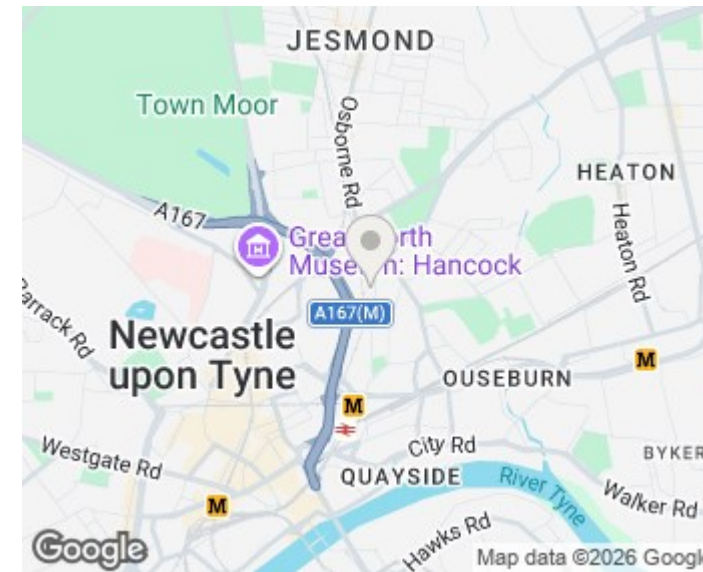
COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 145.4 sq. metres (1565.3 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) 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 |  |                         |           |
|   |  | 83                      | 87        |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  | 79                      | 85        |
| England & Wales   |  | EU Directive 2002/91/EC |           |