

BRUNTON

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GLADSTONE TERRACE, SANDYFORD, NE2

Offers Over £425,000

A modern living room interior. On the left, a brown leather sofa sits on a light-colored wooden plank floor. In front of the sofa is a large, rustic wooden coffee table with metal hardware. To the right, a fireplace with a marble surround and a white mantel is visible. A flat-screen TV is mounted on the wall above the fireplace. To the left of the fireplace, there are several wooden shelves. A large window with a grey frame is on the left wall, and a smaller window is on the right wall. A hanging lamp with a gold-colored shade is positioned above the coffee table. The text "BRUNTON" is overlaid at the top center, with "RESIDENTIAL" below it.



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*** THIS PROPERTY IS SOLD SUBJECT TO CONTRACT ***

A fantastic opportunity to purchase a well-established Five-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.

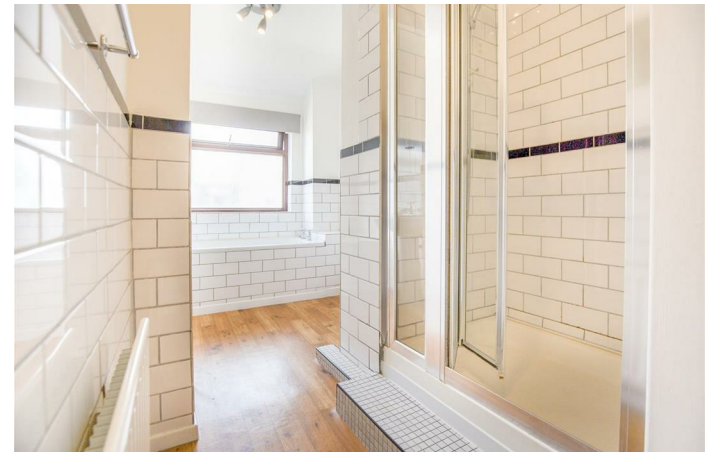
Accommodation briefly includes five bedrooms, two bathrooms and a spacious kitchen/living area which works extremely well for shared living. Over the years, the property has been improved and adapted by an experienced student landlord, with sensible use of space and storage throughout to suit the demands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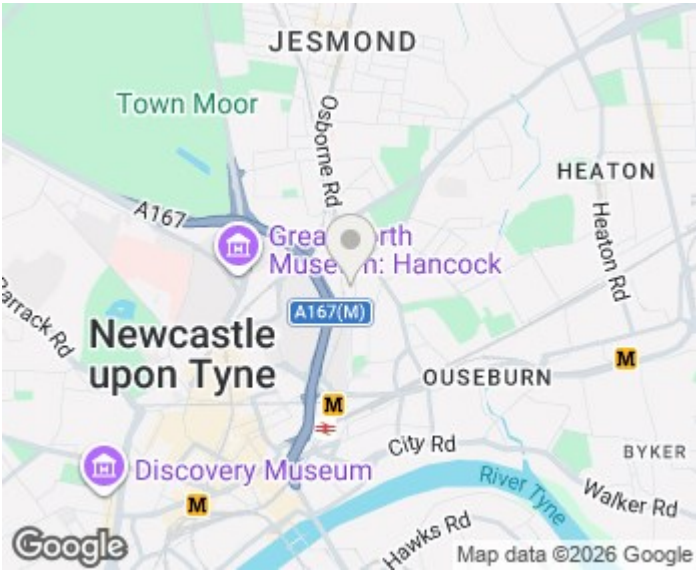
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(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		
	66	
England & Wales		
EU Directive 2002/91/EC		