



Lambley Close, Sunnyside, Newcastle upon Tyne

OIRO £108,000 Leasehold

Two-Bedroom Ground-Floor Flat | Investment Opportunity | Sold With Tenant In Situ | Excellent 8% Rental Yield | Private Garden & Detached Garage | Recently Upgraded Throughout

Two Bedroom Ground Floor Flat | Investment Opportunity | Tenant In Situ | Rent from Day 1 | Close to Metrocentre |

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Lambley Close is a well presented two bedroom ground floor flat in Sunnyside, Newcastle, NE16, offered for sale with a reliable tenant already in situ, currently paying £750 per calendar month and reflecting an attractive yield of approximately 8%, a genuine hands off opportunity for portfolio investors.

Sold with Tenant in Situ:

This property comes with rental income secured from day one, removing any void period or re letting costs for the incoming investor. The current tenancy provides an immediate, reliable return, making this a straightforward addition to any buy to let portfolio.

Features and benefits throughout:

The property has been well maintained, with a range of recent upgrades adding real value for the incoming investor. These include a new boiler, with existing warranty until 2029, along with replacement pipework to each radiator and new radiators fitted to the majority of the flat.

The pipework has been replaced throughout to each radiator, allowing the heating system to now operate correctly and efficiently.

The property also benefits from a new shower and screen in the bathroom, a private, south facing rear garden, and a private detached single garage, an unusual and valuable combination for this style of property, offering both outdoor space and secure parking or storage.

Well connected Sunnyside location:

The property sits in a popular residential pocket of Sunnyside, within easy reach of local amenities. Whickham School is approximately 1 mile away, around a 4 minute drive, while the Metrocentre is roughly 2.5 miles away, around a 10 minute drive, offering extensive shopping, dining and the adjoining train station with regular services into Newcastle. Newcastle city centre itself is around 4.5 miles away, approximately 15 to 20 minutes by car, and Queen Elizabeth Hospital, Gateshead, is roughly 4 miles away, around a 12 to 15 minute drive. Blaydon train station is also close by, approximately 3 miles away, providing further rail links along the Tyne Valley line.

Within the property, the kitchen is fitted with a range of white wall and base units and contrasting worktops, finished with an attractive patterned tiled floor, with a window and door overlooking the rear garden.

The lounge is a generous, well proportioned reception room, currently laid with carpet, with a double window for natural lighting.

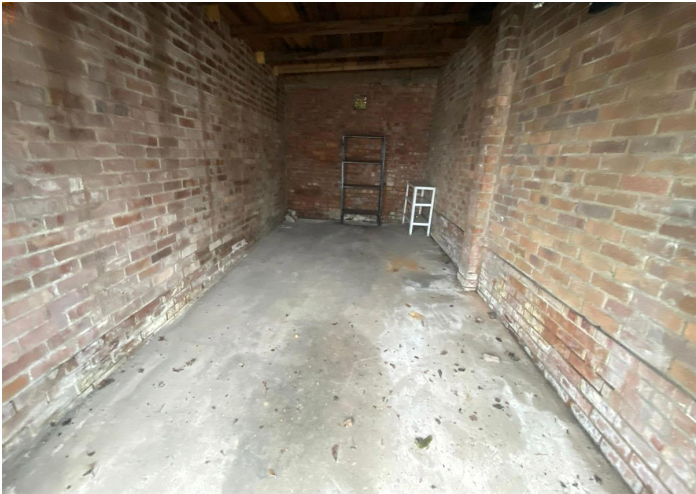
The property offers two bedrooms, both neutrally decorated and carpeted throughout, one benefiting from a pleasant outlook over the surrounding greenery.



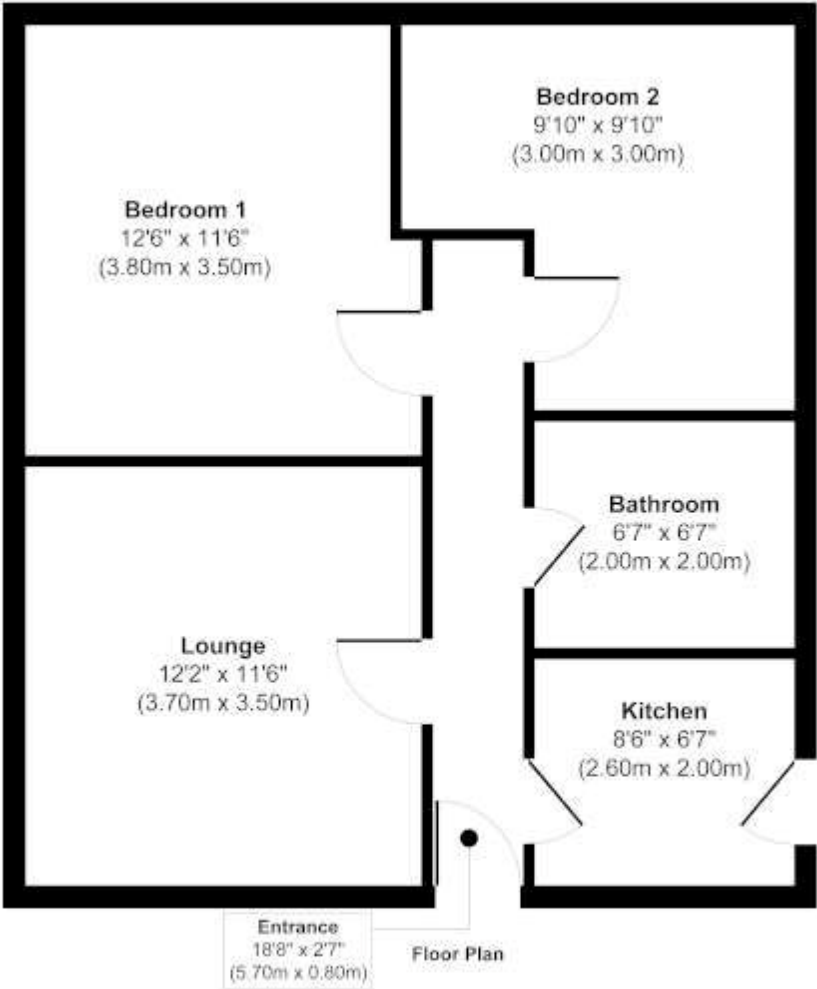
The bathroom has been recently updated with a new shower and glass screen, complemented by part tiled walls, patterned flooring, and a modern white three piece suite.

Externally, the rear garden enjoys a south facing aspect and is laid mainly to lawn with a paved patio area, bordered by mature hedging, a lovely private outdoor space for tenants to enjoy. Completing the property is a private detached single garage, accessed via a secure roller door, providing valuable additional storage or off street parking.

- Council Tax Band: A (Gateshead Council)
- Tenure: Leasehold (137 years)
- Ground Rent: £0 per year
- Service Charge: £0 per year
- *Peppercorn Rent
- Parking options: On Street
- Garden details: Enclosed Garden, Private Garden, Rear Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains



Lambley Close, Sunnyside



Approx. Gross Internal Floor Area 556 sq. ft / 51.68 sq. m
(Intended for identification purposes only, measurements are approximate, not to scale.
Productivity Elements Property)



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.