JUNIPER COURT

BLAYDON

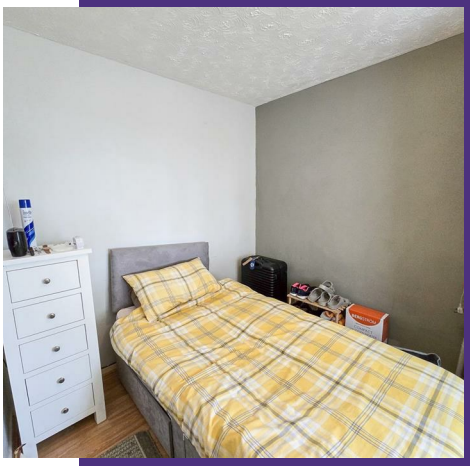
livinglocal

welcoming you home



INVESTMENT OPPORTUNITY Lovely tenanted one bedroom ground floor flat on the popular Loup Farm Estate in Blaydon. The property comprises of entrance hall, lounge, kitchen, one bedroom and bathroom W/C. Externally the property benefits from a shared garden area, with parking available on street. The tenant has lived in the property for 13 years and is paying £475 per month, offering a potential yield in excess of 11%. Viewings available by appointment with Living Local. EPC rating D.









- Tenanted Investment Opportunity
- One Bedroom
- Viewings Available
- Ground Floor Flat
- Potential Yield Over 11%
- EPC Rating D





Lounge
13'5" x 10'0"

Kitchen
10'8" x 4'11"
Fitted with a range fo wall and base units. Integrated oven/hon and under counter fridge. Cupboard housing electric water heater.

Bedroom
10'3" x 7'10"

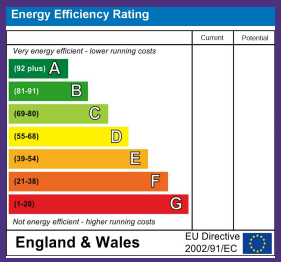
Bathroom
6'10" x 4'11" max
Well presented bathroom including bath with shower over, wash basin and W/C.

Externally
Shared lawned communal garden. Parking available on street.

Additional information
Council tax band: A
We understand this property is leasehold.
Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.
This property does not have gas. The heating and water tank are electric.

Leasehold information
Length of original lease: 125 years
Original date: October 2007
Years remaining: 105
Annual ground rent: £106
Ground rent review period: TBC
Last ground rent review date: TBC
Annual service charge: £2,556 for 2026. The service charge has be elevated to build up funds for repairs to external staircase and balconies. Your conveyancer will confirm further details when they receive the management pack. Once these expenses have been paid for it is understood the service charge will be reduced. Included in the service charge: General repairs, buildings insurance, grounds maintenance and accountancy fees.

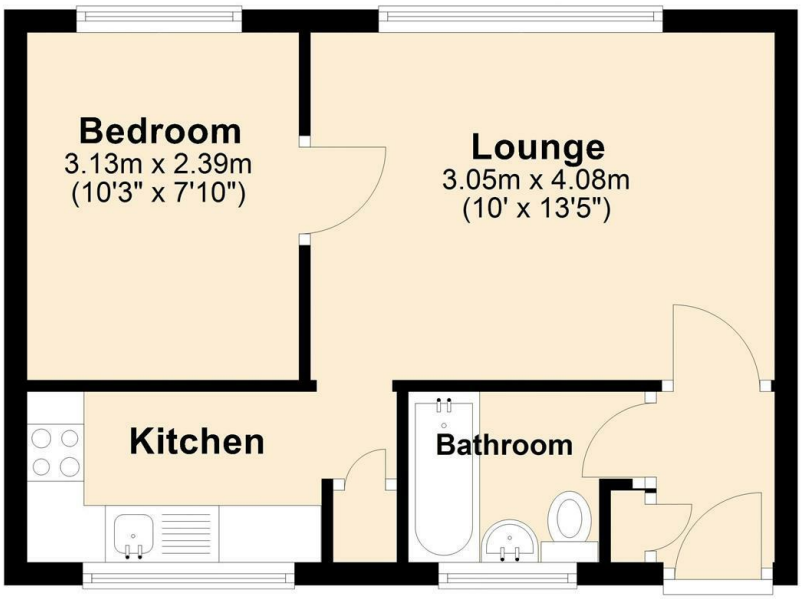
Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Offers Over £45,000

Ground Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 30.8 sq. metres (331.0 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk