



## 404 City Quadrant, 11 Waterloo Square Newcastle upon Tyne, . NE1 4DP

Urban Base are delighted to welcome to the sales market this stylish one bedroom apartment located in the ever popular City Quadrant. Ideally situated in close proximity to Newcastle Central Station and close to the City Centre with its array of amenities, shops, bars and restaurants, this property is ideal as an investment property or first time purchase.



**£139,999 Leasehold**

## PROPERTY DESCRIPTION

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## FEATURES

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- \* CITY CENTRE APARTMENT
- \* EWS1 FORM IN PLACE
- \* OPEN PLAN KITCHEN & LIVING ROOM
- \* IDEAL INVESTMENT PROPERTY
- \* GROUND RENT £150 PA
- \* SERVICE CHARGE £1,333 PA
- \* POTENTIAL YIELD - 5%
- \* CURRENT TENANCY PERIODIC AS OF 1ST FEBRUARY 2022
- \* COUNCIL TAX BAND B
- \* LEASE - 199 YEARS FROM 2006



## ROOM DESCRIPTIONS

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### **Entrance Hall**

Intercom entry system, electric heater, leading to;

### **Lounge (Reception)**

White painted walls, light carpet, leather sofa, coffee table, electric heater, spacious open plan living space with access to balcony and kitchen.

### **Kitchen**

Modern fitted kitchen with integrated smeg appliances including oven/hob/extractor, washer/dryer, fridge/freezer and dishwasher.

### **Bedroom**

Double bedroom, white painted walls, light carpet, bed, robes, side units, electric heater.

### **Bathroom**

Modern bathroom, fully tiled, with a white contemporary three piece suite with chrome fittings.



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