



**7 Willbrook House, Worsdell
Drive GATESHEAD, NE8 2AF**



PROPERTY DESCRIPTION

Urban Base are delighted to welcome to the sale market this one bedroom apartment located in the ever popular Ochre Yards. Located in easy reach of Newcastle Quayside and with good local transport links, this property is not to be missed.

The accommodation briefly comprises; Entrance Hall, Open Plan Living / Kitchen Space, Double Bedroom and Bathroom.

FEATURES

- * IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- * POSSIBLE RENTAL INCOME - £650 - £700 PCM
- * POTENTIAL NET YIELD - 6%
- * RECENTLY REDUCED
- * GROUND RENT - £195.00 PA
- * SERVICE CHARGE CIRCA - £1,850 PA
- * LEASE - 125 YEARS FROM 2014
- * COUNCIL TAX BAND - B
- CURRENTLY TENANTED UNTIL JULY 2023



ROOM DESCRIPTIONS

Entrance Hall

Telephone door entry com, electric wall mounted heater and access to all rooms.

Lounge (Reception)

16' x 12' (4.88m x 3.66m)

Open plan living space with double glazed doors leading directly out on to timber decked balcony. TV point, phone point and electric wall mounted heater.

Kitchen

Stylish fitted kitchen with wall and floor units with contrasting work surfaces and stainless steel sink unit. Integrated appliances comprise of fridgefreezer, oven, hob, extractor fan and dishwasher.

Bedroom

12' x 11' (3.66m x 3.35m)

Double sized bedroom. TV point, phone point and electric wall mounted heater. Window.

Bathroom

Modern three piece bathroom suite, with shower, washbasin and w.c. Tiled wall and floor. Electric wall mounted heater, and extractor fan.

Access to boiler.

Parking Bay

Allocated parking bay.

