



**55 Degrees North
Pilgrim Street
Newcastle upon Tyne
Tyne and Wear
NE1 6BJ**

Offers In Excess Of £119,000

bettermove

Pilgrim Street Newcastle upon Tyne

Bettermove are proud to present this 1 bedroom flat in Newcastle available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via the underground car park.

The council tax band is C.

This is a leasehold property with 125 years on the lease from 2002; the ground rent is £200pa and the service charge is approximately £2,000pa.

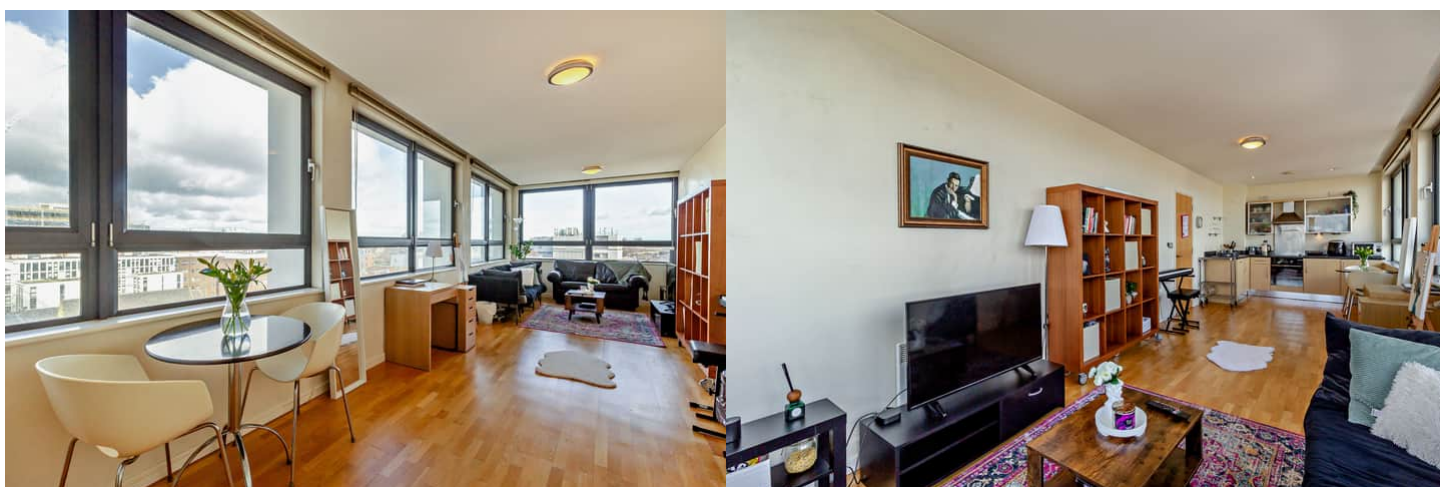
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom.

Located in the centre of Newcastle, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A167, Newcastle train station and many local bus routes.

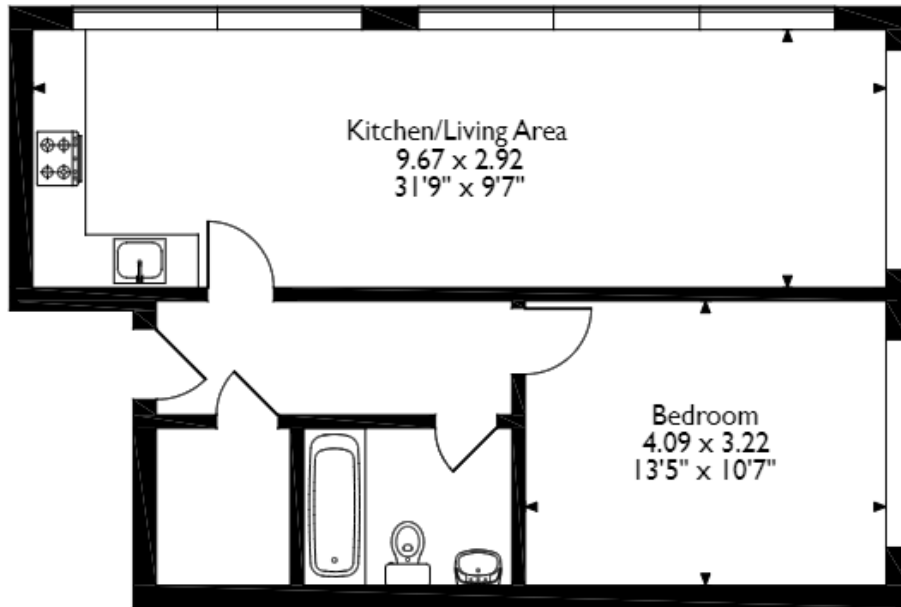
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



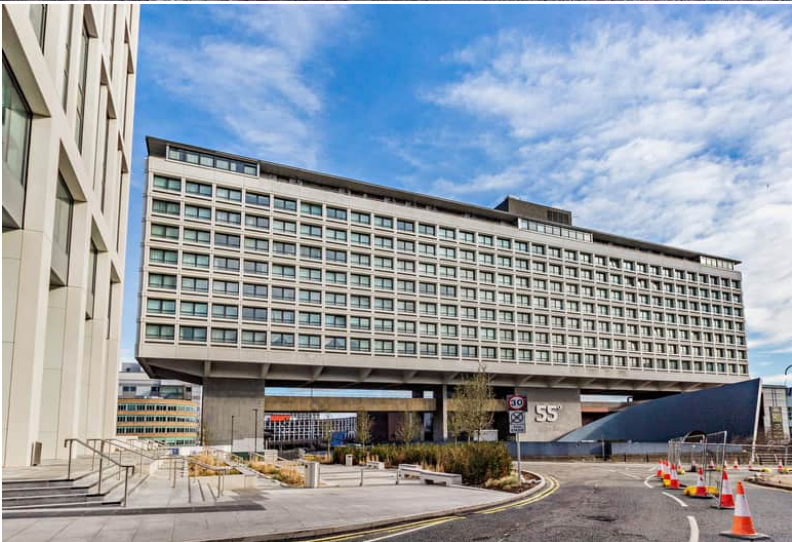
Degrees North, Pilgrim Street, Newcastle upon Tyne
 Approximate Gross Internal Area
 56 Sq M/603 Sq Ft



Ninth Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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