



The Chare, Newcastle upon Tyne, NE1

£159,999

None

Tenure: Leasehold, **Bedrooms:** 3

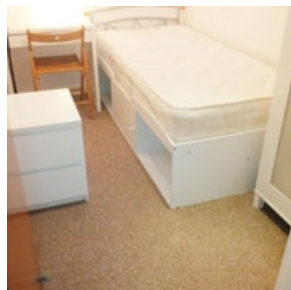
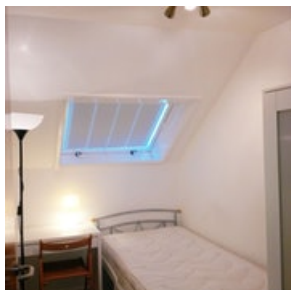
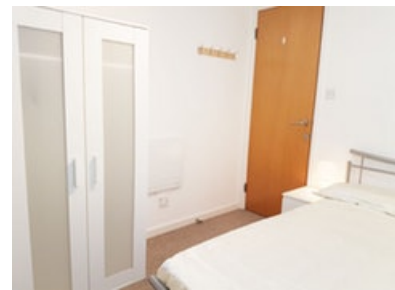
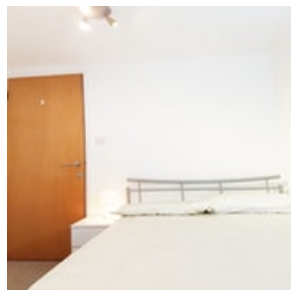
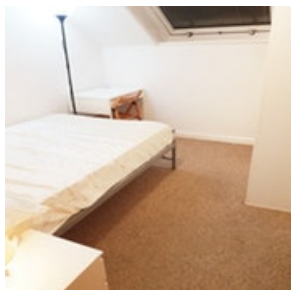
Stylish Top Floor (Penthouse) Apartment, located in Heart of City Centre (behind Eldon Square shopping mall, very close to RVI Hospital, China Town, The Gate shopping mall, Tsang Foods Chinese supermarket, Underground Transport Metro stations at St James & Monument, and many other city centre en

Key features:

- Investors or Home Buyers
- 3 Bedrooms
- Top Floor Penthouse Apartment
- EPC Rating C
- Communal Gardens
- Tenanted until Sept 2019
- £13500 Annual Income
- Gross Rental Yield 7.7%
- Big Loft space
- Velux Windows with plenty Sunlight

Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band B (£0.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Off Street Parking
- **Lease info:** 93 years remaining
- **Ground Rent:** £20.00 per-annum
- **Maintenance:** £140.00 per-month
- **Maintenance Company:** Kingston Property



Stylish Top Floor (Penthouse) Apartment, located in Heart of City Centre (behind Eldon Square shopping mall, very close to RVI Hospital, China Town, The Gate shopping mall, Tsang Foods Chinese supermarket, Underground Transport Metro stations at St James & Monument, and many other city centre entertainments) of Newcastle, England, UK.

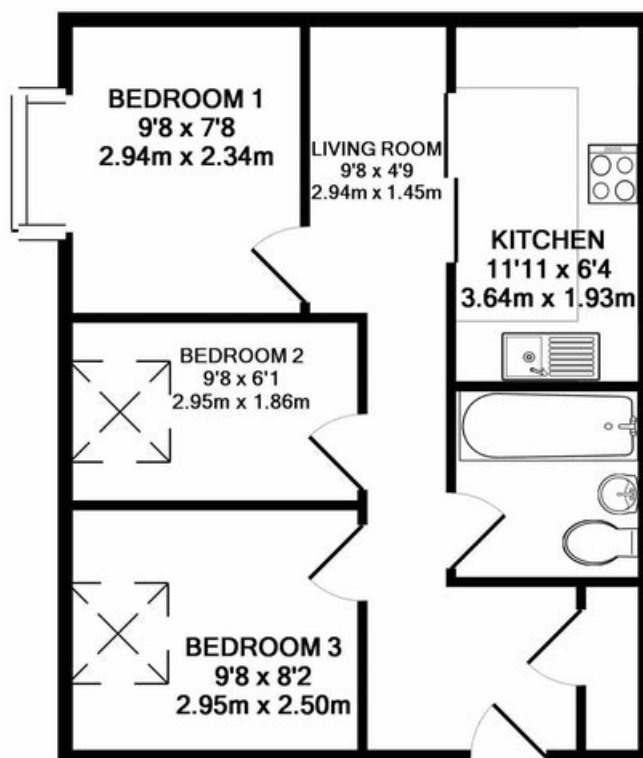
Situated very close to Newcastle University & Northumbria University.

The building has secure electronic entry (Intercom system), Lift, & residents car parking.

The apartment comprises: entrance hallway, 1 storage/utility room, dining living room, kitchen, bathroom toilet, 3 bedrooms (all with Windows), and big loft space.

The apartment is accessed via the communal entrance and is located on the top floor. Once inside the apartment the internal hallway provides access to all of the accommodation. The lounge / dining area is decorated in a contemporary style with carpet flooring & spotlights. Offering views of the communal gardens. This apartment is the perfect spot to RELAX and dine in. The kitchen is accessed from the lounge and benefits from a range of wall and base units, integrated appliances including a fridge/freezer, electric cooker, electric oven, electric grill, extractor, and a waste disposal system. The stylish TILED bathroom features a large bath with electric shower, wash hand basin and WC. 2 bedrooms are doubles with a contemporary style spotlights and 1 bedroom is single with a contemporary style spotlights, carpet flooring and recently installed electric heaters. Viewing highly recommended to appreciate the standard of accommodation on offer.

Floor plan:



TOTAL APPROX. FLOOR AREA 461 SQ.FT. (42.8 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

54, The Chare,
NEWCASTLE UPON TYNE,
NE1 4DD

Dwelling type: Top-floor flat
Date of assessment: 13 May 2009
Date of certificate: 13 May 2009
Reference number: 0764-2817-6550-0891-2771
Total floor area: 42 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
 <small>Not energy efficient - higher running costs</small>	75	77	 <small>Not environmentally friendly - higher CO₂ emissions</small>
 England & Wales	 England & Wales		 England & Wales

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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	349 kWh/m ² per year	333 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	2.1 tonnes per year
Lighting	£23 per year	£23 per year
Heating	£184 per year	£161 per year
Hot water	£102 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

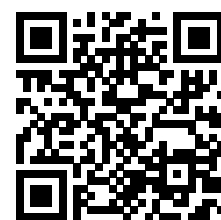
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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MISREPRESENTATION ACT, 1967.

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