



### 3 bed apartment to buy in NE63

Alexandra Road, Ashington,  
Northumberland, NE63 9HG

# £65,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Ideal First Time Buy or Investment Opportunity
- ✓ Potential 12% Gross Yield
- ✓ New Kitchen & Bathroom
- ✓ Newly Refurbished
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Three Bedrooms | Newly Refurbished | Ideal First Time Buy or Investment Opportunity | Potential 12% Gross Yield | New Kitchen & Bathroom | New Flooring Throughout

Pattinson Estate Agents are delighted to offer for sale this beautifully refurbished three-bedroom first floor flat situated on Alexandra Road, Ashington, Northumberland, NE63 9HG.

Finished to a modern standard throughout, the property offers spacious and ready-to-move-into accommodation, making it an ideal purchase for both owner occupiers and buy-to-let investors alike.

The accommodation briefly comprises: private entrance with stairs leading to the first floor, a bright and spacious lounge, a brand new fitted kitchen with integrated oven and hob, three well-proportioned bedrooms, and a newly installed contemporary bathroom/WC with shower over bath.

The property has recently undergone a full programme of improvements including fresh décor, new flooring and carpets throughout, a stylish new kitchen and modern bathroom, creating a superb turnkey home.

Further benefits include gas central heating and double glazing.

Conveniently located close to local shops, schools, transport links and amenities, the property also offers easy access into Ashington town centre and surrounding areas.

Priced at £65,000, the property also presents an excellent investment opportunity with a potential annual rental income of approximately £7,800, representing an attractive gross yield of around 12%.

Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999 years from 17 July 1992

Price: £65,000

Property Type: Apartment

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
 Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Alexandra Road, Ashington, Northumberland, NE63 9HG

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

