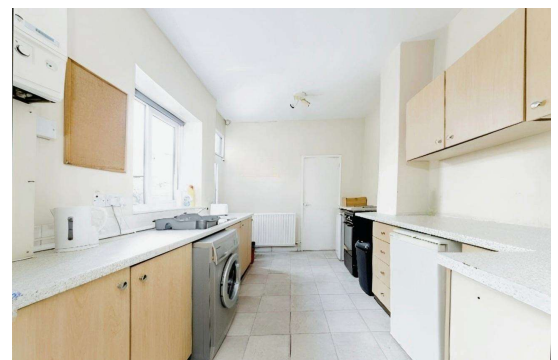
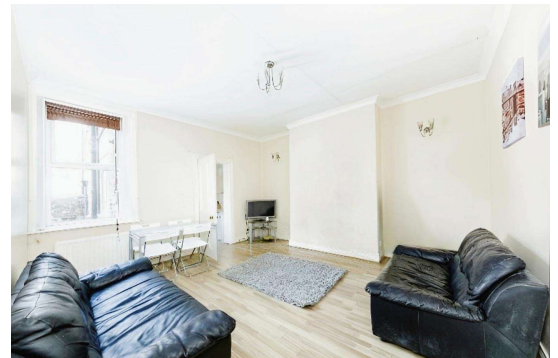




Forsyth Road West Jesmond

- Two bedroom ground floor flat
- Investment opportunity
- Currently tenanted until July 2026
- Close to West Jesmond Metro, shops and amenities on Brentwood Avenue
- Private rear Yard
- Freehold
- EPC rating C
- Council tax band B

£ 185,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

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jesmond@rmsestateagents.co.uk

Forsyth Road

West Jesmond

Available with no upper chain is this two-bedroom flat for sale in the heart of West Jesmond. The property is ideally situated, boasting excellent public transport links, including the nearby West Jesmond Metro. It is also in close proximity to local amenities, reputable schools, and green spaces, ensuring convenience and a balanced lifestyle for its residents.

Presently, the property is tenanted until 30.07.26 generating a healthy rental income of £9880 per annum which is due to increase in July 2025- July 2026. This, coupled with the flat's EPC rating of C and council tax band B, makes it an attractive prospect for investors seeking a strong and stable return on their investment.

The property offers a spacious kitchen equipped to cater to all your culinary needs and a reception room that serves as an ideal spot for relaxation or hosting guests. There are two bedrooms, both of which are doubles, with the first benefitting from a charming bay window. This adds a touch of elegance whilst bathing the room in natural light, creating an inviting and serene atmosphere.

ENTRANCE PORCH

Entrance door.

ENTRANCE HALL

Entrance door

LOUNGE – 14'5 x 13'3 (4.39m x 4.03m)

Double glazed window to the rear, two alcoves, laminate flooring, coving to ceiling, television point, radiator.

KITCHEN – 11'7 x 8'7 (3.52m x 2.62m)

Fitted with a range of wall and base units, single drainer sink unit, and space for auto washer, wall mounted central heating boiler, radiator, door to shower room, double glazed window and door to rear.

BEDROOM 1 – 14'2 max x 14'10 max (4.33m max x 4.53m max)

Double glazed bay window to the front, two alcoves, laminate flooring, coving to ceiling, picture rail, and radiator.

BEDROOM 2 – 10'9 x 7'9 (3.29m x 2.37m)

Double glazed window to the rear, radiator.

SHOWER ROOM/WC

White 3 piece suite comprising; step in shower cubicle with mains fed shower, low level w.c, wash hand basin, radiator, double glazed frosted window to the rear.

REAR YARD

Private yard with gated access.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

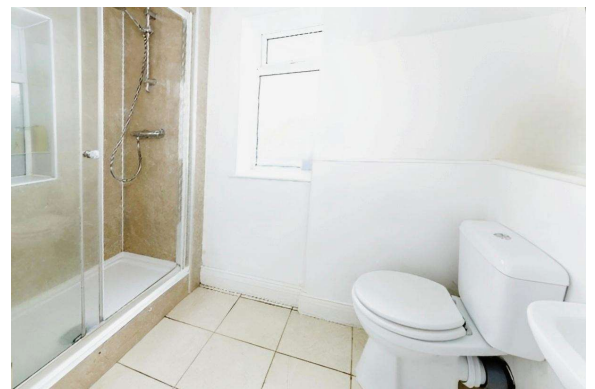
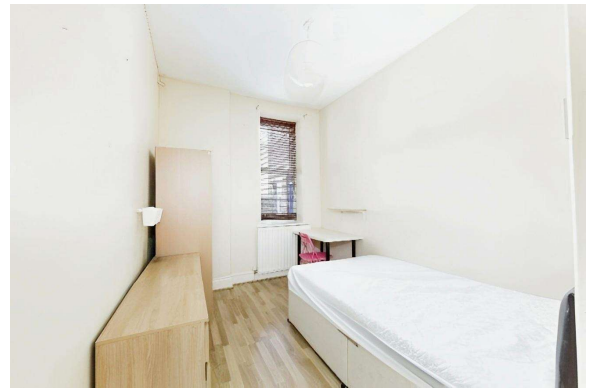
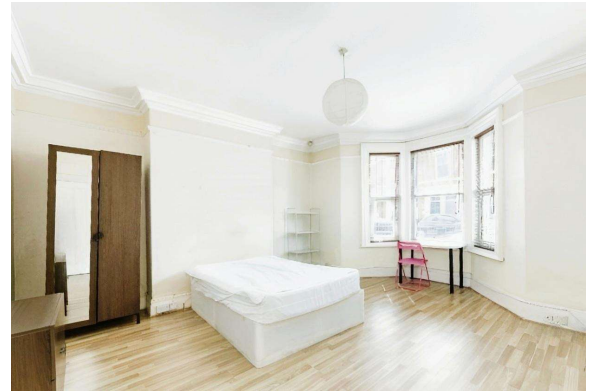
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

EPC RATING: C

JR00004375.MJ.KC.12/11/24.V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

