



Bentinck Villas, Bentinck Road Grainger Park

- Two Top Floor Flats
- Investment Opportunity
- One Bedroom to Each Flat
- Open Plan Living to Each Flat
- Popular Location

Auction Guide Price: £105,000

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**BENTINCK VILLAS, BENTINCK ROAD, GRAINGER PARK,
NEWCASTLE UPON TYNE NE4 6UR**

PROPERTY DESCRIPTION

For sale by auction, as an investment opportunity, are these two top floor flats which are to be sold as a pair, located in Grainger Park. The accommodation to each flat briefly comprises of open plan lounge/kitchen, bedroom and bathroom. We have been advised by the current owner that both flats are currently let out at £700 per month each. Flat C1 12 month tenancy commenced 29/08/2023, Flat C2 12 month tenancy commenced 30/10/2023.

The properties benefits from double glazing throughout. The properties are situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: Each flat – A

EPC Ratings: C & D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ASDL

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 962 years remaining as at January 2024

No ground rent or service charge.

For Sale by Auction

Option 1

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

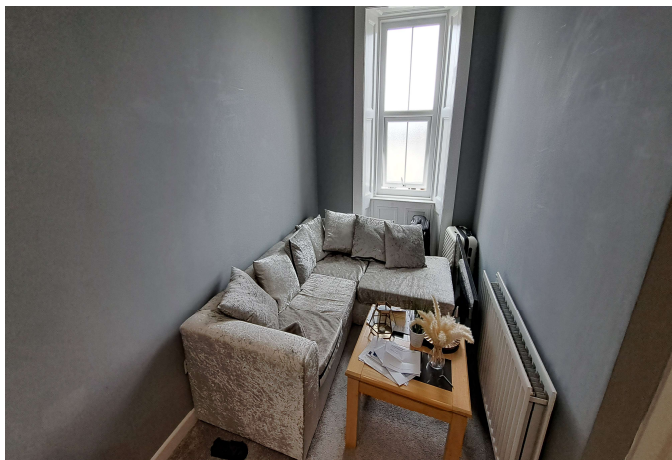
Joint Agents: The Agents Property Auction Ltd

Terms and conditions apply see website www.agentspropertyauction.com

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**BENTINCK VILLAS, BENTINCK ROAD, GRAINGER PARK,
NEWCASTLE UPON TYNE NE4 6UR**

Flat One

Open Plan Lounge/Kitchen 15' 9" max x 14' 8" (4.80m x 4.47m)

Frosted double glazed window to the rear. Plumbed for washing machine. Electric oven. Electric hob. Sink/drainer. Integrated fridge/freezer. Spotlights. Radiator.

Bedroom 11' 4" x 7' 9" (3.45m x 2.36m)

Double glazed window to the rear. Radiator.

Bathroom 6' 1" x 6' 5" (1.85m x 1.95m)

Shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail.



Flat Two

Open Plan Lounge/Kitchen 14' 1" x 17' 11" (4.29m x 5.46m)

Two double glazed windows to the front. Electric oven. Electric hob. Extractor hood. Sink/drainer. Integrated fridge/freezer. Integrated washing machine. High gloss units. Radiator.

Bedroom 13' 9" x 10' 3" (4.19m x 3.12m)

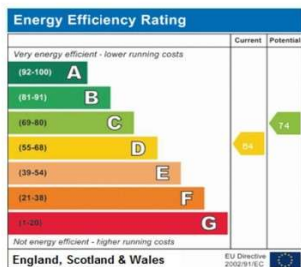
Double glazed window to the front. Original fireplace. Spotlights. Radiator.

Bathroom 7' 10" x 4' 5" (2.39m x 1.35m)

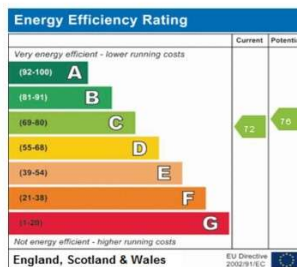
Shower cubicle. Pedestal wash hand basin. Low level WC. Spotlights. Heated towel rail.

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C1 Bentinck Villas



C2 Bentinck Villas

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

