



43 BELLE GROVE WEST | NEWCASTLE UPON TYNE





43
Belle Grove West

Newcastle upon Tyne





DESCRIPTION

Presenting a 2-bedroom ground floor flat in Spital Tongues that requires complete refurbishment and is a great opportunity for investment. This property is located in a central position within walking distance to the city centre, this location makes for a convenient commute as well as having a selection of nearby parks.

Accommodation comprises:

Ground Floor: Entrance hallway, bedroom 1, bedroom 2, living room, kitchen, bathroom

Outside: Rear yard

Services: Mains water, mains electricity, mains gas and mains drainage.

Outgoings:

Council Tax Band A

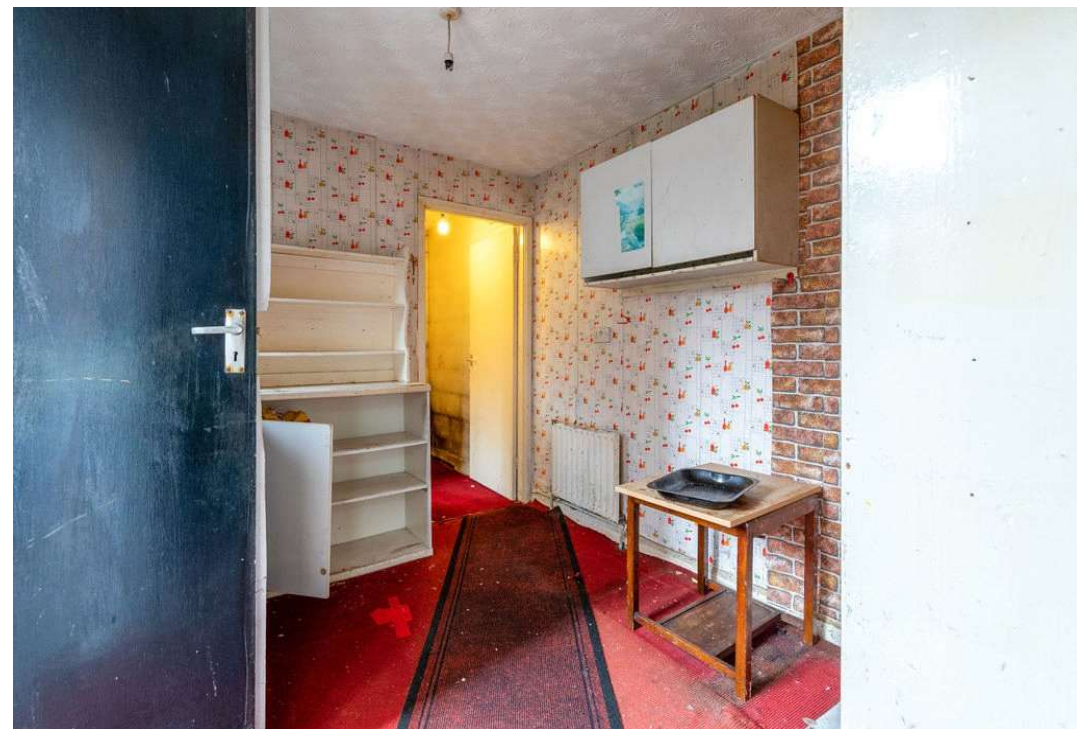
EPC Rating D

Tenure: Leasehold

Viewing:

By appointment through Rettie Newcastle, 101 St Georges Terrace, Jesmond, Newcastle, NE2 2DN, 0191 3389999





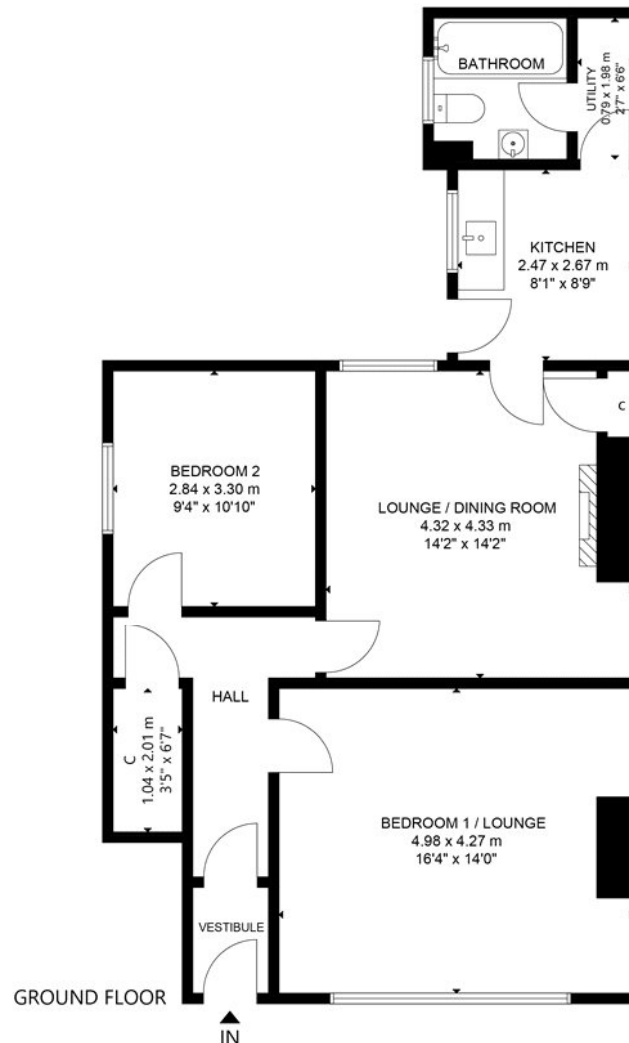
OUTGOINGS

Council Tax Band Category: A
EPC Rating: D

POSTCODE NE2 4LU

VIEWINGS

Viewings are available by appointment only. Please call 0191 338 9999 or email newcastle@rettie.co.uk



43 BELLE GROVE WEST, SPITAL TONGUES, NEWCASTLE UPON TYNE, NE2 4LU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 779 SQ FT / 72 SQ M
All measurements and fixtures including doors and windows are approximate
and should be independently verified.

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PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



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