

# HUNTERS<sup>®</sup>

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## Burgess House, St. James Boulevard

Newcastle Upon Tyne, NE1 4BW

£42,750



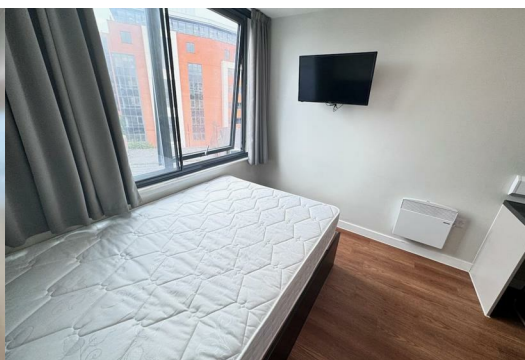
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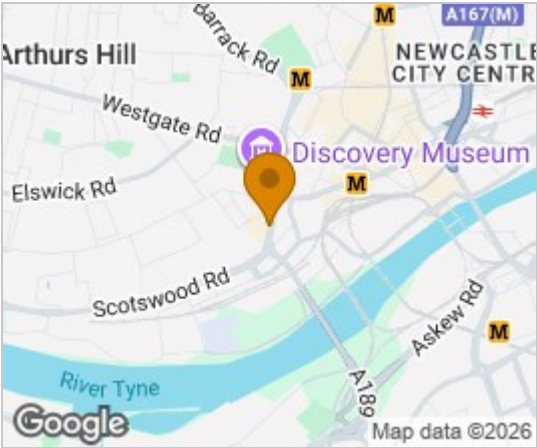
Nestled in the vibrant area of St. James Boulevard, Newcastle Upon Tyne, this charming studio apartment presents an excellent opportunity for students and investors alike. Spanning a compact yet functional 194 square feet, the property is designed to maximise space while providing all the essentials for comfortable living.

Constructed in 1967, this studio reflects a classic style that has stood the test of time. The layout includes a welcoming reception room that serves as a versatile living area, perfect for relaxation or study. The bathroom is conveniently located, ensuring privacy and ease of access.

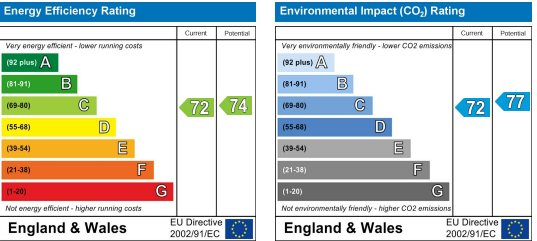
The location is particularly appealing for students, as it is situated close to local amenities, transport links, and educational institutions, making daily commutes effortless. The surrounding area boasts a lively atmosphere, with a variety of shops, cafes, and recreational facilities within easy reach.

This property is not only a great living space but also an attractive investment opportunity, given its prime location and suitability for the student market. Whether you are looking to make a home or seeking a promising addition to your property portfolio, this studio on St. James Boulevard is worth considering.

### Area Map



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.