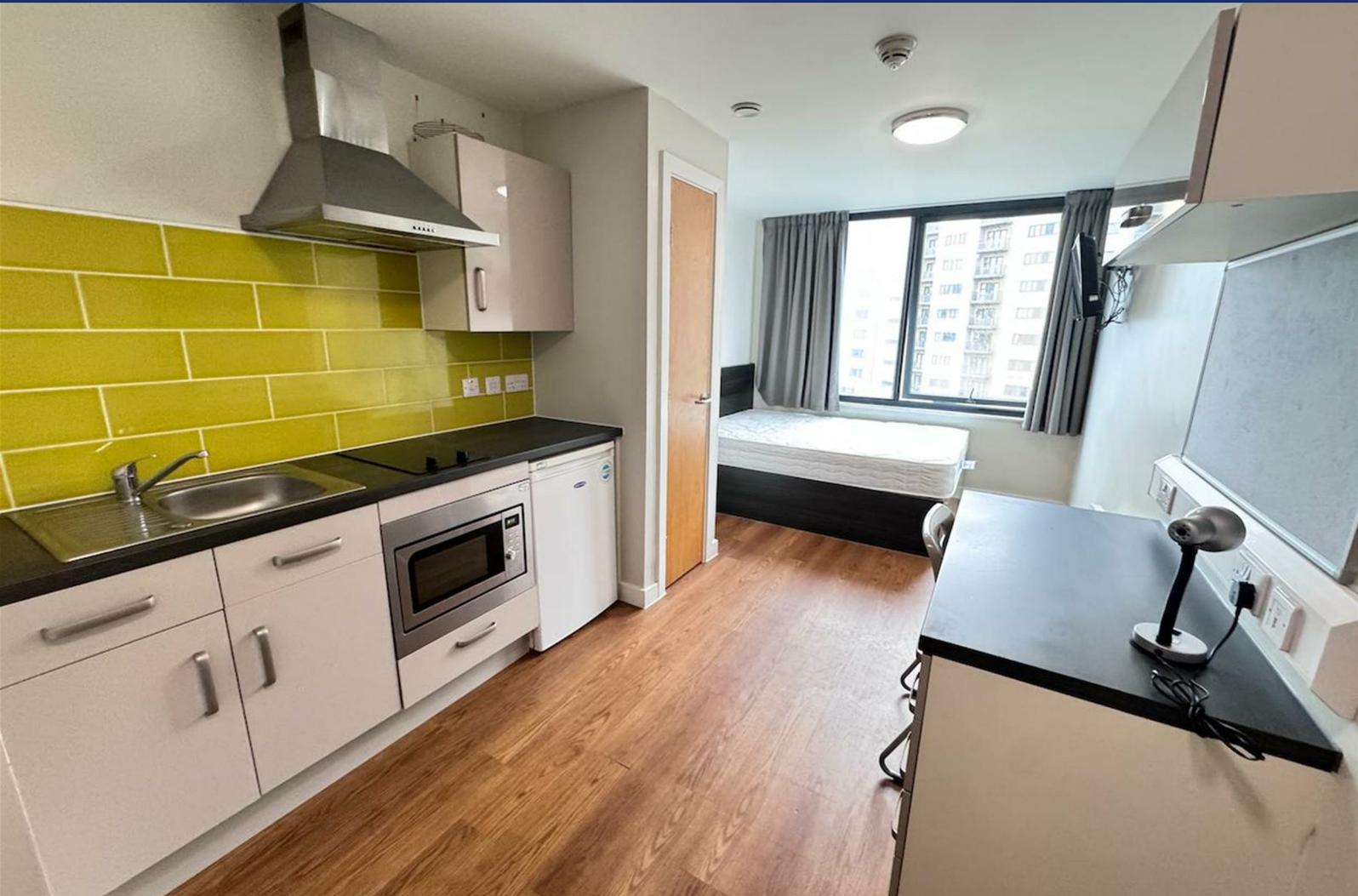


HUNTERS[®]

HERE TO GET *you* THERE



Burgess House, St. James Boulevard

Newcastle Upon Tyne, NE1 4BW

£42,750



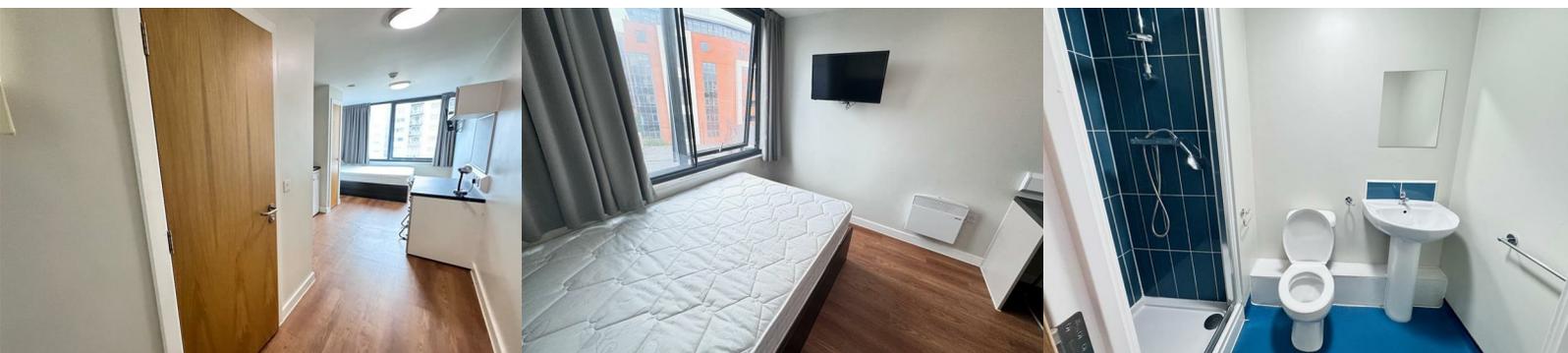
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INVESTMENT OPPORTUNITY – STUDENT ACCOMMODATION ONLY

A well-located studio apartment positioned within Burgess House, St James Boulevard, offered strictly as a buy-to-let investment. The lease restricts occupation to student accommodation only, making this an ideal addition to a student-focused investment portfolio.

Situated in the heart of Newcastle city centre, the property benefits from excellent proximity to Newcastle and Northumbria Universities, the city’s main transport links, and a wide range of local amenities, shops, and leisure facilities.

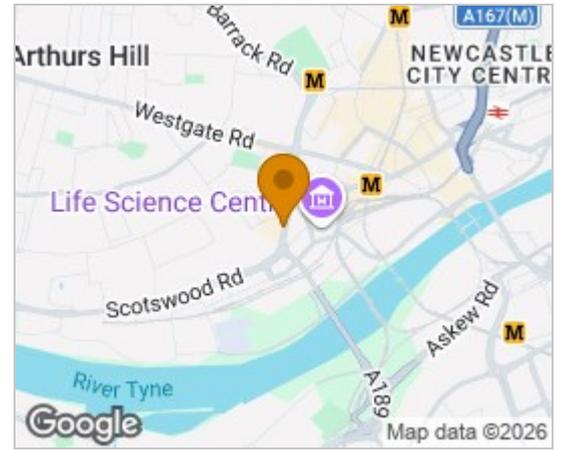
The apartment is self-contained and arranged as an open-plan studio, providing dedicated living/sleeping space along with a private bathroom. The building is purpose-designed for student living and is well positioned within a consistently high-demand rental location.

The property is held on a long lease, offering long-term security for investors seeking a hands-off student investment in a proven rental area.

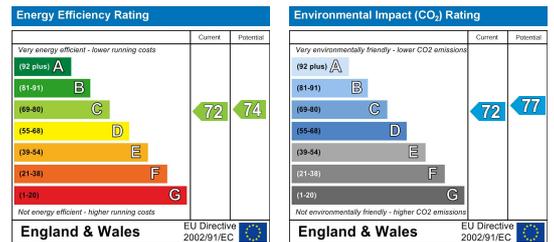
Please note:

This property is not suitable for owner-occupiers. Use is restricted to student accommodation only, in accordance with the lease terms.

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.