

# HUNTERS<sup>®</sup>

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## Bath Lane

Newcastle Upon Tyne, NE1 4DL

£175,000



Hunters Newcastle are pleased to present this well-positioned two bedroom apartment within the popular Citygate development on Bath Lane, ideally located in the heart of Newcastle city centre.

Offered for sale with an active tenancy in place, this property presents an excellent investment opportunity for landlords seeking an immediately income-producing asset. The apartment is currently tenanted and will be sold subject to the existing tenancy agreement.

Situated on the third floor of this modern development, the apartment briefly comprises an entrance hallway leading into a bright open-plan living, dining and kitchen area. The lounge enjoys excellent natural light from the large window and offers a comfortable living space with modern flooring and neutral décor throughout. The fitted kitchen provides a range of wall and base units together with integrated cooking facilities and space for appliances.

There are two double bedrooms, both of which are well proportioned and presented in a neutral style. The principal bedroom benefits from its own en-suite shower room, whilst the second bedroom is served by the main



