

55 Cardigan Terrace, Newcastle upon Tyne, NE6 5NU

£445,000

- 6 bed 5 Ensuite HMO
- Article 4
- Good Condition
- Gross Income: £41,280.00 PA
- Gross Yield: 9.28%
- 2% +VAT Buyer's Fee



Property Overview

6 bed, 5 ensuite HMO in Heaton, Newcastle Upon Tyne was refurbished in 2014 and has been well maintained since. With a managing agent in situ, the property has a good tenant history and is currently fully occupied. The property includes a lounge and dining space, a well equipped kitchen and separate laundry room, as well as a small garden to the rear, offering tenants a good amount of sharing space.

Well located: The property offers a good choice of local amenities, including shops, cafes and restaurants, as well as Heaton Park for recreational purposes, which is just a 5 minute walk away.

Transport: The area is also well-connected to transport links, with regular bus services running along Heaton Road, providing easy access to the city centre and surrounding areas. For wider transport links, Manors train station can be accessed by public transport in 15 minutes, the nearest bus stop is 3 minutes walk from the property.

Opportunities: City Centre Proximity: Newcastle city centre is just a short bus or metro ride away, offering a wide range of job opportunities in finance, retail, hospitality, education, and healthcare. Major employers include Newcastle University, Northumbria University, NHS hospitals, and business parks such as Quorum and Cobalt Business Park.

The area has a significant student population, leading to job openings in university services, tutoring, and student housing management.

Conclusion: Overall, Heaton offers good economic opportunities due to its location, affordability, and employment access. It's an ideal area for young professionals, students, and remote workers, with a strong community and steady property growth.

enquiries@investinhmos.co.uk

Investinhmos
.co.uk

Income

Room 1 - £635 / Room 2 - £600 / Room 3 - £550 /

Room 4 - £535 / Room 5 - £520 / Room 6 - £600 /

Total; £3,440 PCM / £41,280.00 PA

Total Income: £41,280.00 PA

Gross Yield: 9.28%

Expenditure;

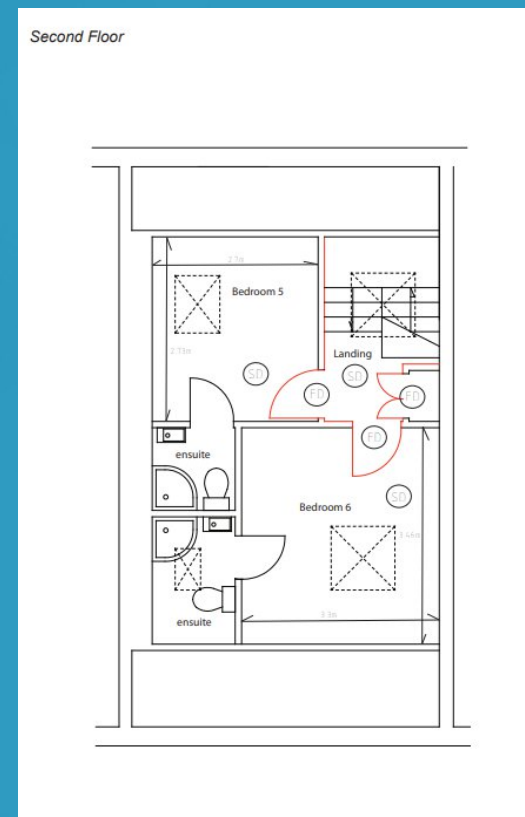
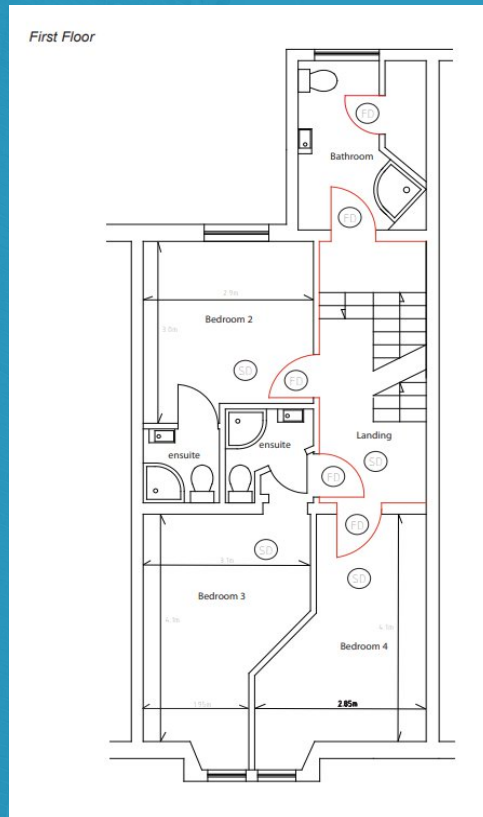
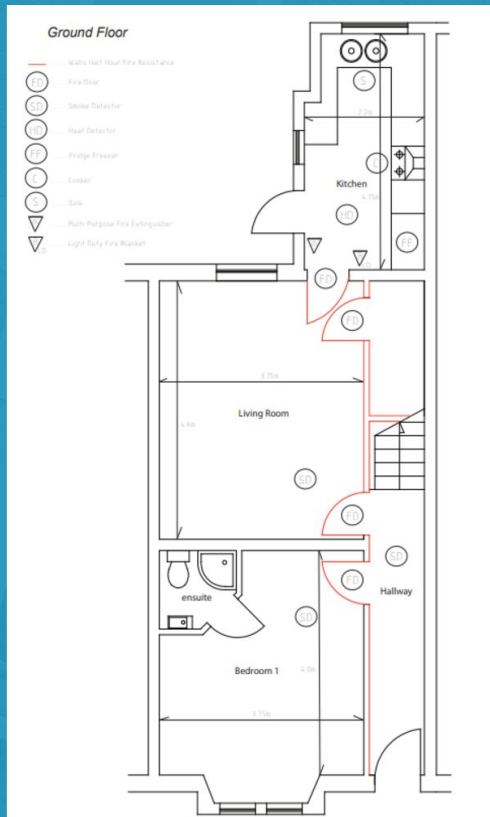
Gas / Electric - £200 / Water - £47.20 / Council Tax - £148.55 /

TV License - £15 / Cleaner - £52.50 / Broadband - £32.40 /

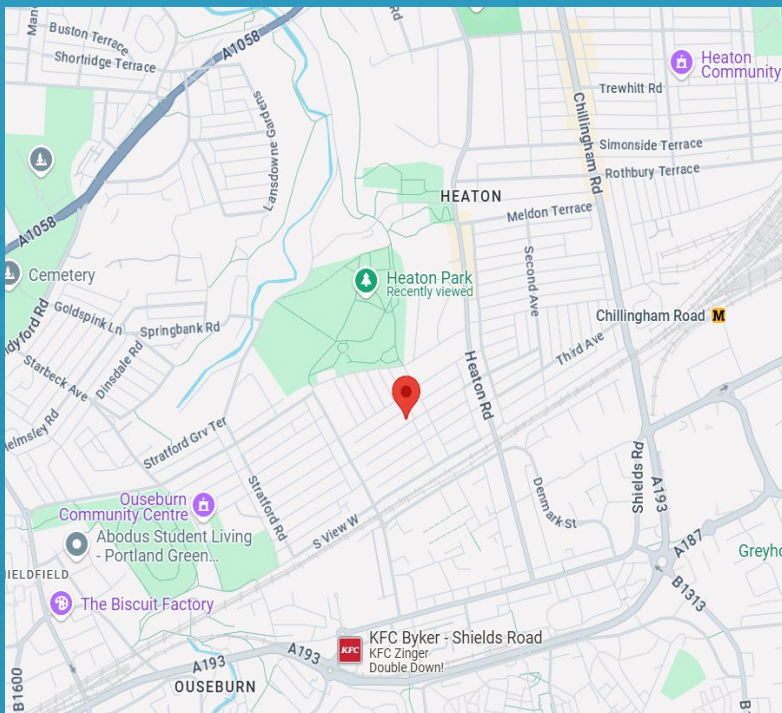
Management - £342

Total; £837.65 PCM / £10,051.80 PA

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's fee

2%] + VAT

Contact us

enquiries@investinhmos.co.uk

www.investinhmos.co.uk

Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.