

# ASSISTED LIVING INVESTMENTS

IRVING HOUSE  
STATION ROAD, NEWCASTLE UPON TYNE



# IRVING HOUSE

STATION ROAD, NEWCASTLE UPON TYNE

10%  
NET YIELD

- 20 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

# IRVING HOUSE



## FOREST HALL, STATION ROAD, NEWCASTLE UPON TYNE, NE12 9AD

IT IS A DELIGHT TO OFFER THESE WELL PRESENTED APARTMENTS LOCATED WITHIN THIS SPLENDID CONVERSION IN THE AREA OF FOREST HALL, NORTH NEWCASTLE. THIS RECENTLY REFURBISHED PROPERTY IS LOCATED ON THE MAIN HIGH STREET OF THE FOREST HALL TOWNSHIP, WITH SHOPS, SUPERMARKETS AND LOCAL AMENITIES ON THE DOOR STEP.

A LOCAL NURSERY, SCHOOL AND PARK ARE WITHIN A SHORT WALKING DISTANCE. THE TYNE AND WEAR METRO HAS A STOP LESS THAN 1 MILE AWAY, GIVING TRANSPORT ACCESS TO THE WHOLE NEWCASTLE AREA. INCLUDING THE UNIVERSITY, COLLEGE AND THE ABUNDANCE OF BARS, SHOPS & RESTAURANTS IT HAS TO OFFER.

EACH APARTMENT HAS OPEN PLAN LIVING ROOM AND KITCHEN AREAS WITH HIGH SPEC FITTED UNITS AND APPLIANCES.

**THE DEVELOPMENT HAS 20 APARTMENTS IN TOTAL. WITH 19 X ONE BEDROOMS AND 1 X TWO BEDROOM.**

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STATION ROAD, NEWCASTLE UPON TYNE

## 1 BEDROOM APARTMENT - 19 AVAILABLE

THE PROPERTY COMPRISES OF; LOUNGE AND KITCHEN WITH FRIDGE FREEZER, BUILT IN OVEN, HOB AND EXTRACTOR. ONE LARGE BEDROOM AND A MODERN BATHROOM.

### LOUNGE

GENEROUS SIZED LIVING AREA WITH WINDOW TO FRONT AND ELECTRIC RADIATOR.

### KITCHEN

FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLIMENTARY WORKING SURFACES. STAINLESS STEEL SINK UNIT. BUILT IN OVEN, HOB AND EXTRACTOR. FRIDGE FREEZER. SPLASH BACK TILING, AND SOCKETS.

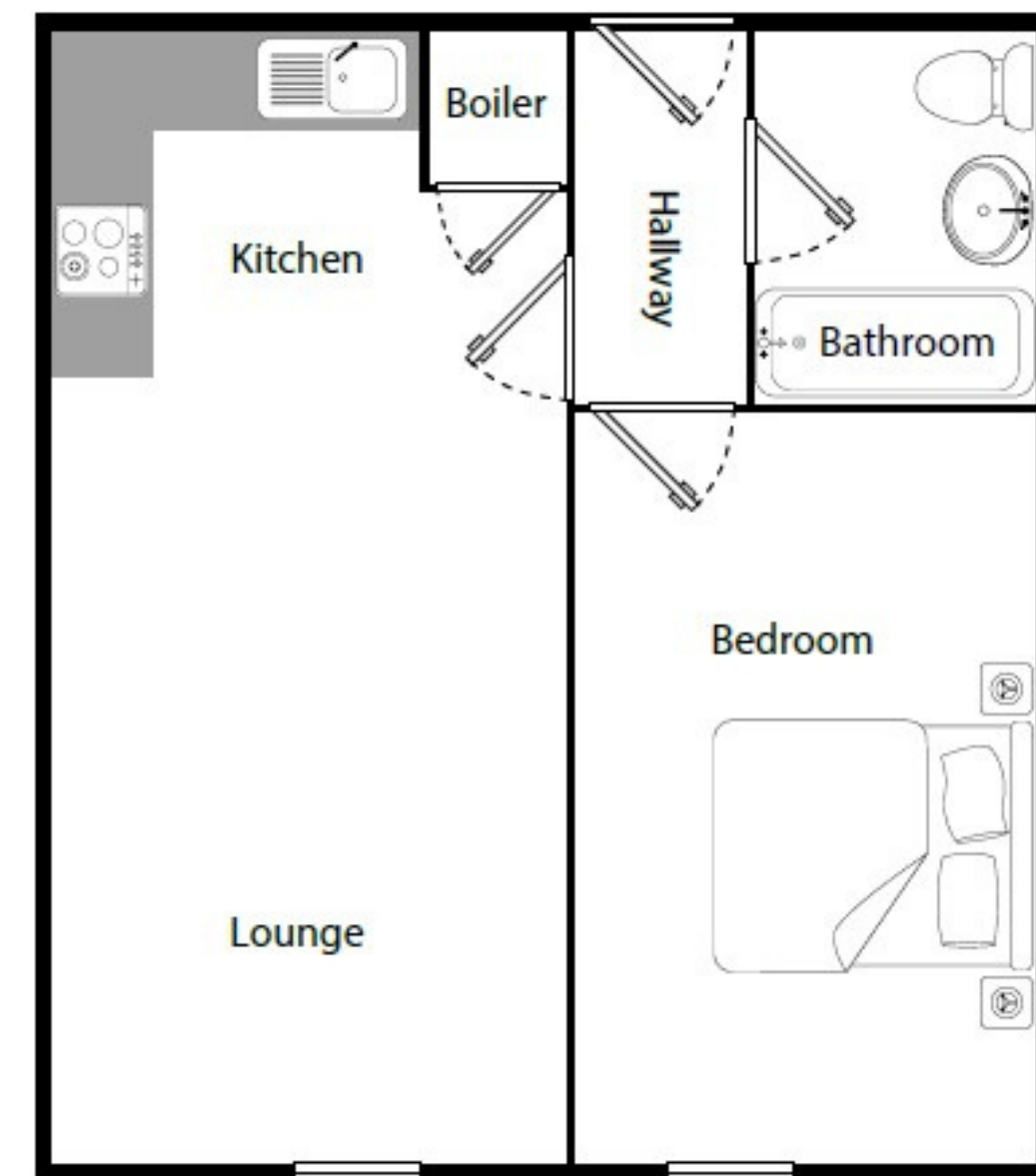
### BEDROOM

LARGE DOUBLE BEDROOM WITH GLAZED WINDOW TO THE REAR ASPECT. CEILING LIGHT POINT.  
WALL MOUNTED HEATER.

### BATHROOM

WITH MODERN WHITE SUITE, PANEL BATH WITH SHOWER ABOVE, PEDESTAL WASH HAND BASIN, LOW LEVEL WC, EXTRACTOR FAN.

### PARKING



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## 2 BED APARTMENT - 1 AVAILABLE

### LOUNGE

GENEROUS SIZED LIVING AREA WITH WINDOW TO FRONT AND ELECTRIC RADIATOR.

### KITCHEN

FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLIMENTARY WORKING SURFACES. STAINLESS STEEL SINK UNIT. BUILT IN OVEN, HOB AND EXTRACTOR. FRIDGE FREEZER. SPLASH BACK TILING, AND SOCKETS.

### BEDROOM 1

LARGE DOUBLE BEDROOM WITH GLAZED WINDOW TO THE REAR ASPECT. CEILING LIGHT POINT. WALL MOUNTED HEATER.

### EN SUITE

TILED SHOWER CUBICAL WITH WALL MOUNTED SHOWER, LOW LEVEL WC AND PEDESTAL HAND WASH BASIN. RECESS LIGHTING, LAMINATE FLOOR AND EXTRACTOR FAN.

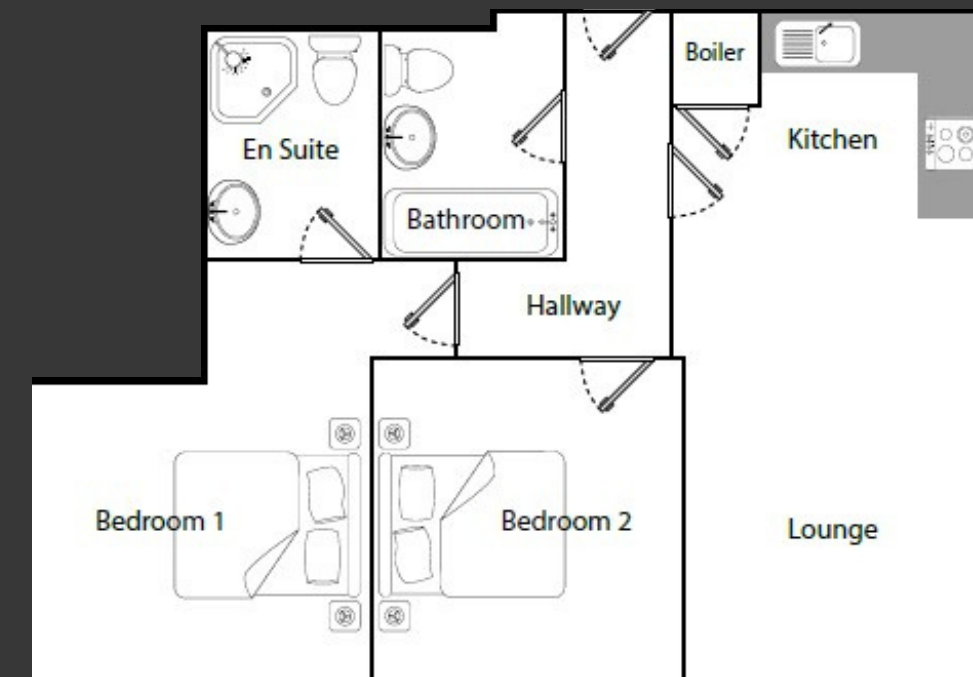
### BEDROOM 2

LARGE DOUBLE BEDROOM WITH GLAZED WINDOW TO THE REAR ASPECT. CEILING LIGHT POINT. WALL MOUNTED HEATER.

### BATHROOM

WITH MODERN WHITE SUITE, PANEL BATH WITH SHOWER ABOVE, PEDESTAL WASH HAND BASIN, LOW LEVEL WC, EXTRACTOR FAN.

### PARKING





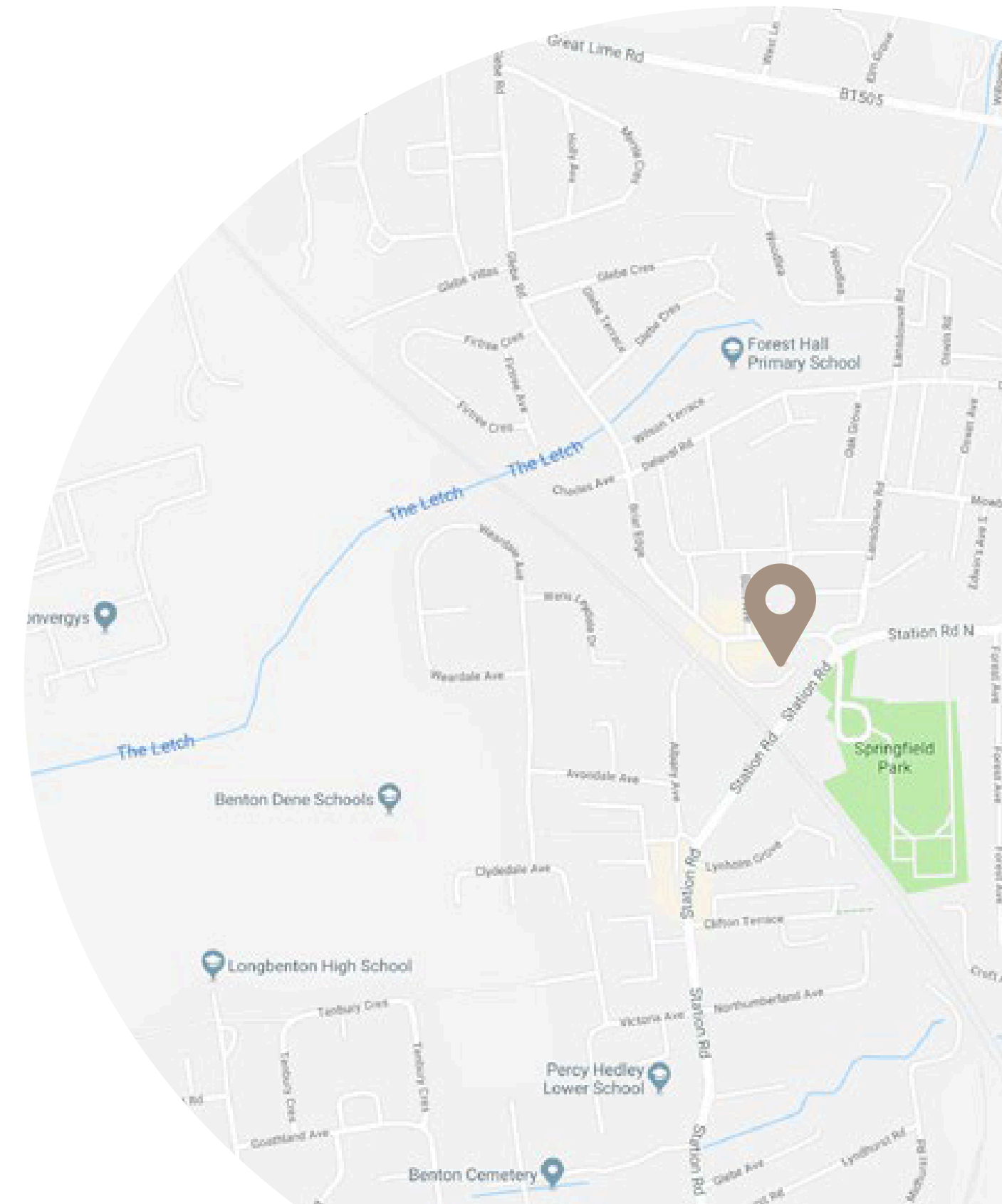
# IRVING HOUSE

## THE LOCAL AREA

FOREST HALL IS A VILLAGE EAST OF BENTON IN NORTH TYNESIDE IN THE NORTH OF ENGLAND. UNTIL THE MID 1960S IT WAS A SLEEPY VILLAGE WITH A RAILWAY STATION ON THE MAIN LINE TO EDINBURGH.

THERE ARE PUBS, SOCIAL CLUBS SUCH AS FOREST HALL EX-SERVICEMENS INSTITUTE. THERE'S A SHOPPING CENTRE WITH A VARIETY OF SHOPS, TAKE AWAY FOOD OUTLETS, RESTAURANTS, TWO SUPERMARKETS AND A HEALTH CENTRE. FOREST HALL HAS FREQUENT BUSES THROUGH THE VILLAGE CENTRE; NEWCASTLE UPON TYNE CITY CENTRE IS APPROXIMATELY 15-20 MINUTES TRAVEL BY BUS. BENTON METRO STATION IS ABOUT A HALF MILE FROM THE CENTRE OF FOREST HALL.

NEWCASTLE CITY HAS IN THE RECENT YEARS GROWN TO BECOME ONE OF THE MOST VIBRANT CITIES IN THE UK WITH GREAT SHOPPING MALLS AND CULTURAL ATTRACTIONS, ELEGANT GEORGIAN ARCHITECTURE, FIRST-CLASS MUSEUMS AND GALLERIES, ART, MUSIC, SPORTS AND NIGHTLIFE AMONG MANY OTHER FEATURES. IT HAS EARNED ITS PLACE AS ONE OF THE CAPITALS OF NORTH, ATTRACTING AN INCREASING NUMBER OF VISITORS.



# IRVING HOUSE



## THE LOCAL AREA

REGENERATION OF NEWCASTLE QUAYSIDE.

SIR TERRY FARRELL, A BRITISH ARCHITECT, ALSO APPEARS TO HAVE PLAYED A DOMINANT ROLE IN THE REGENERATION OF NEWCASTLE QUAYSIDE. THE QUAYSIDE IN NEWCASTLE UPON TYNE WHICH WAS ONCE A BUSY COMMERCIAL DOCKSIDE HAS IN THE RECENT YEARS BECOME RUN-DOWN AND REDEVELOPED TO PROVIDE AN ENVIRONMENT FOR MODERN ARTS, MUSIC AND CULTURE. ALONG WITH THE NEW HOUSING DEVELOPMENTS, THE QUAYSIDE HAS BECOME A TOP TEN ATTRACTION IN NEWCASTLE.

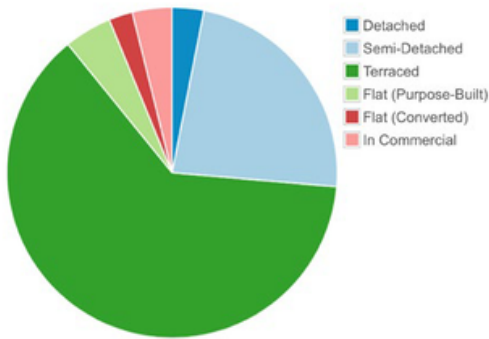
THE REGENERATION OF THE QUAYSIDE FOLLOWING TERRY FARRELLS MASTER PLAN OF 1991 HAS RESULTED IN THE ACCLAIMED MILLENNIUM BRIDGE, BALTIC ART GALLERY, AND DEVELOPMENT OF A REGIONAL MUSIC CENTRE. AS A RESULT OF THE REGENERATION, NEWCASTLE QUAYSIDE HAS BECOME A MAJOR FOCUS FOR LEISURE WITH CONCERTS, MUSIC, ART AND SHIP EVENTS CONDUCTED ON THE QUAYSIDE.

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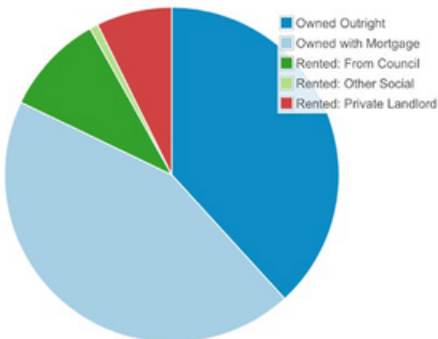
## THE LOCAL AREA STATISTICS

BASIC INFORMATION  
AREA TYPE - URBAN  
LOCAL AUTHORITY - NORTH TYNESIDE  
WARD - BENTON  
CONSTITUENCY - NORTH TYNESIDE  
REGION - NORTH EAST  
COUNTRY - ENGLAND

HOUSING TYPES  
DETACHED - 4  
SEMI-DETACHED - 30  
TERRACED - 81  
FLAT (PURPOSE-BUILT) - 6  
FLAT (CONVERTED) - 13  
RESIDENCE IN COMMERCIAL BUILDING - 5  
TOTAL - 129



HOUSING TENURE  
OWNED OUTRIGHT - 47  
OWNED WITH MORTGAGE - 54  
SHARED OWNERSHIP - 0  
RENTED: FROM COUNCIL - 12  
RENTED: OTHER SOCIAL - 1  
RENTED: PRIVATE LANDLORD - 9  
RENT FREE - 0  
TOTAL - 123



## THE LOCAL AREA STATISTICS

ECONOMIC ACTIVITY  
FULL-TIME EMPLOYEE - 89  
PART-TIME EMPLOYEE - 41  
SELF EMPLOYED - 17  
UNEMPLOYED - 11  
FULL-TIME STUDENT - 17  
RETIRED - 34  
LOOKING AFTER HOME OR FAMILY - 4  
LONG-TERM SICK OR DISABLED - 1  
OTHER - 4  
TOTAL - 218

