



16 Lytton House

Lytton Street | | Middlesbrough | TS4 2BP

Offers In Excess Of £65,000

The
GOOD
ESTATE
AGENCY

16 Lytton House

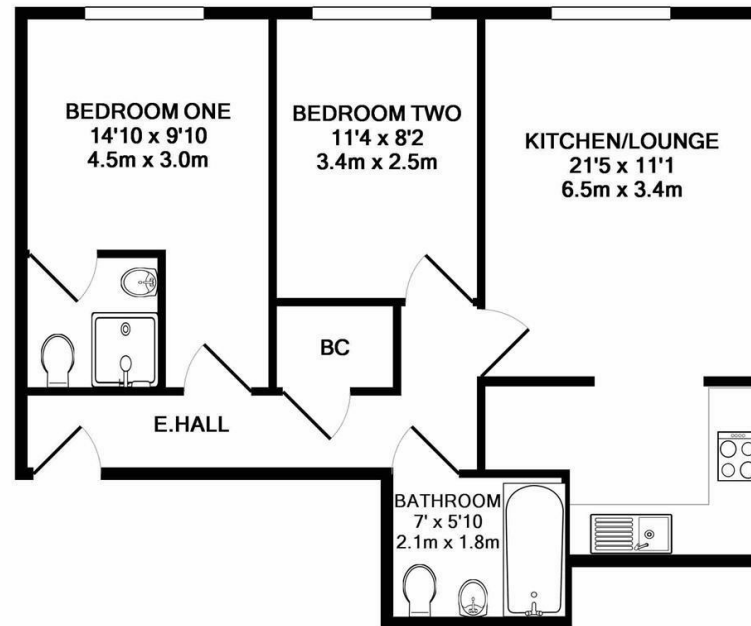
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2 BED APARTMENT WITH PARKING. An excellent 1st floor, two bedroom apartment in the popular Lytton House development. Located less than a mile from Middlesbrough town centre and approximately a 12 minute walk to Teesside University.

- TWO DOUBLE BEDROOMS
- 1ST FLOOR
- PARKING
- CONVENIENT LOCATION
- INTERCOM
- BATHROOM & EN SUITE
- OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- LESS THAN 1 MILE TO MIDDLESBROUGH TOWN CENTRE
- CURRENTLY LET UNTIL 19/9/25 AT £575PCM, ACHIEVING AN EXCELLENT RENTAL YIELD OF 10.6%



TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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