



18 Lytton House

Lytton Street | | Middlesbrough | TS4 2BP

£79,950

The
GOOD
ESTATE
AGENCY

18 Lytton House

Lytton Street |
Middlesbrough | TS4 2BP
£79,950

2 BED APARTMENT WITH PARKING. An excellent first floor, two bed apartment in the popular Lytton House development. Located less than a mile to Middlesbrough town centre, and approximately a 12 minute walk to Teesside University. Also providing convenient access to the A66 & Middlesbrough Rail Station.

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- BATHROOM & EN SUITE
- INTERCOM
- LESS THAN 1 MILE TO MIDDLESBROUGH TOWN CENTRE
- PARKING
- OPEN PLAN LIVING & DINING ROOM
- TENANT IN SITU AT £550 UNTIL DECEMBER 2025, ACHIEVING A YIELD OF 8.26%
- FITTED KITCHEN
- CONVENIENT FOR A66 & MIDDLESBROUGH RAIL STATION



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	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk