



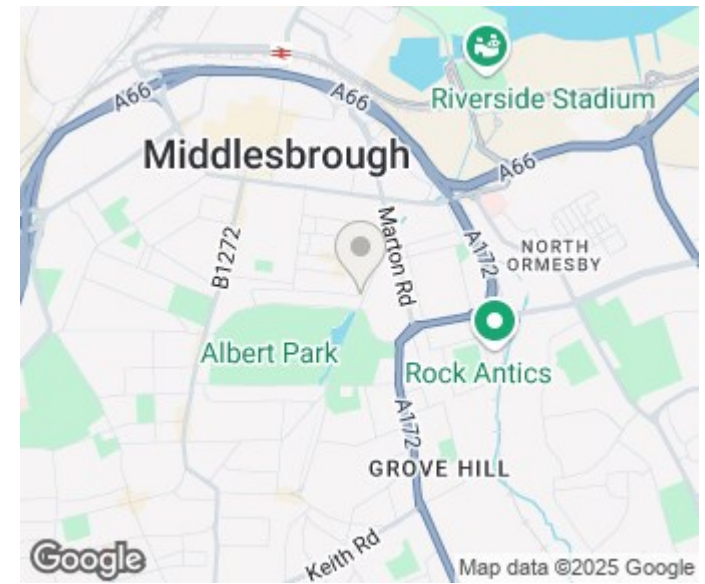
FLATS 1-4 41 CROYDON ROAD

MIDDLESBROUGH, TS1 3HQ

£195,000
FREEHOLD

** EXCELLENT INVESTMENT OPPORTUNITY ** POTENTIAL INVESTMENT YIELD 13.5% GROSS ** ALL FLATS CURRENTLY HAVE LONG TERM TENANTS ON PERIODIC TENANCIES ** SITUATED JUST OFF ALBERT PARK & CLOSE TO UNIVERSITY, JAMES COOK HOSPITAL & LOCAL AMENITIES ** FOUR X ONE BEDROOM APARTMENTS ** SPACIOUS LOUNGES & BEDROOMS ** MODERN KITCHENS ** MODERN BATHROOMS WITH SHOWER OVER BATH ** GAS COMBI CENTRAL HEATING ** UPVC DOUBLE GLAZING ** Council Tax Band A £1579pa * Energy Rating: D-59 *

drummonds —
estate agents



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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