



Flat 4, 178 High Street

Marske-By-The-Sea, Redcar, TS11 7NB

Asking price £200,000

**** GENERATING A MAMMOTH £2300 PCM ON A LONG TERM LEASE - THUS AN ANNUAL INCOME OF £27,600, GROSS YIELD OF 14% AT ASKING ****

Progression Property are delighted to welcome to the market an investors dream!

A lucrative investment proposition set within this popular seaside town of Marske, with instant rental income available for any incoming investors due to the leases that are already in place.

These apartments do not require any work and are renovated to a high standard with modern fixtures and fittings with no expenditure required. The apartments on offer provide two bedrooms with a lounge area and modern kitchen and two bathrooms.

There is also parking available at the rear of the development.

The site is ideally located for access to Marske seafront, Redcar, Wilton Industrial Estate and Middlesbrough. This ticks the boxes for both holiday makers and working contractors.

- Huge investment opportunity!
- There are a total of four well sized 2 bedroom apartments - interior designs vary. The whole development is available also as well as this single unit
- Fully furnished throughout with no expense spared!
- Modern fixtures and fittings
- Nearby to the most popular three towns!
- Accessible transportation mainstream links

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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