



## 54 Belmont Avenue

, Billingham, TS22 5HG

**Offers in excess of £70,000**

Progression Property are delighted to welcome to the market an ideal investment opportunity!

Located in Billingham, this two-bedroom first-floor flat offers a comprising entrance hall, lounge, kitchen with a range of modern units, two double bedrooms and modern bathroom suite.

Currently occupied with a long-term working tenant which is generating a rental income of £550pcm thus creating an annual income of £6,600 or a 9.4% Gross yield at asking price.

The property is ideally situated within walking distances of Carlton Avenue Play Area and local shops.

Nearby schools are Priors Mill CE Primary School, St Paul's Catholic Primary School and Northfield School and Sports College.

LEASEHOLD - A 999 year lease which commenced in 2005 - NO GROUND RENT / SERVICE CHARGE PAYABLE

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- First floor flat on the popular Wolviston Court
- Currently let at £550 PCM thus creating an annual income of £6,600 or a 9.4% Gross yield at asking price
- Ideal investment opportunity with immediate returns
- Well sized rooms throughout

### 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.



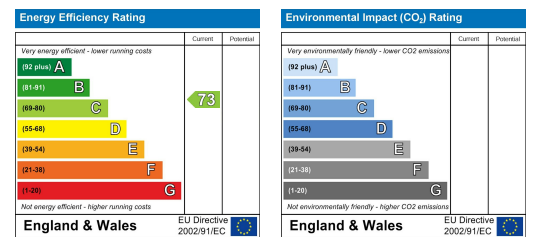
## Floor Plan



## Area Map



## Energy Efficiency Graph



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