



80 Church Street

, Hartlepool, TS24 7DN

Offers in excess of £50,000

** THE PROPERTY IS BEING SOLD TENANTED AND GENERATES A RENTAL INCOME OF £500 PCM THUS A GROSS YIELD OF 12% OR 9.6% NET OF SERVICE CHARGES / GROUND RENT ETC **

A HIGHLY SPACIOUS TWO BEDROOM APARTMENT SET IN THIS PERIOD, CHARACTER BUILDING LOCATED CENTRALLY WITHIN HARTLEPOOL. THE APARTMENT IS LOCATED ON THE FIRST FLOOR WHICH HAS BOTH STAIRS AND LIFT ACCESS FOR EASE OF ENTRY. THE APARTMENT BUILDING HAS A SECURE ENTRY SYSTEM ACTIVATED VIA A PHONE WITHIN THE FLAT. ONCE IN THE APARTMENT THERE IS AN ENTRANCE HALL, SPACIOUS LOUNGE DINER, A BATHROOM, A LOUNGE, TWO BEDROOMS OF WHICH ONE HAS A FURTHER ENSUITE BATHROOM. THE PROPERTY BOASTS HIGH CEILINGS, CHARACTER FEATURES THROUGHOUT AND BEING SOLD TENANTED OFFERS IMMEDIATE HEALTHY RETURNS ALBEIT LONG TERM THERE COULD BE AN OPPORTUNITY TO MAXIMISE THE INCOME BY OFFERING TO TWO WORKERS ETC DUE TO THE SIZE, LAYOUT AND AVAILABILITY OF TWO BATHROOMS.

- One of the largest styles of apartment within the development
- 2 well sized bedrooms, one with an ensuite bathroom (in addition to another communal Bathroom)
- Perfectly positioned for access to the Centre of Hartlepool and Hartlepool Train Station
- Private Car Park to the rear / side
- Lift access
- Service charges (which includes building insurance / communal clearing) are £1,200 per annum
- 112 years left of an original 125 year lease
- ** Please note photographs on this listing are pre the current tenancy **

Viewing

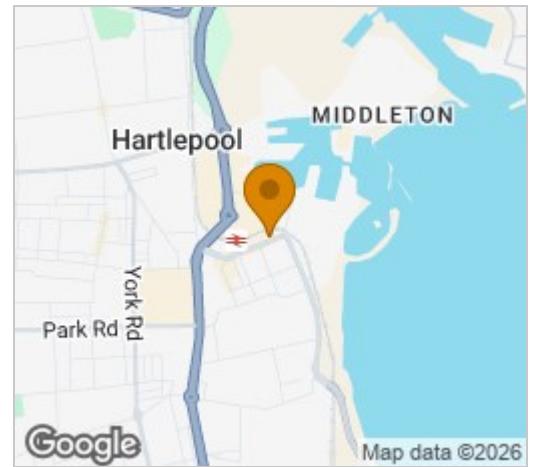
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/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 firms employment has the authority to make or give any representation or warranty in respect of the property.