



## 2 Sir James Knott House Broadway West , Redcar, TS10 5AZ

Offers Over £40,000



# 2 Sir James Knott House Broadway West

, Redcar, TS10 5AZ

Offers Over £40,000



## DESCRIPTION

**\*\* REDUCED IN PRICE TO SELL ! \*\***

ARE YOU LOOKING TO MAKE A BUY-TO-LET INVESTMENT? PH ESTATE AGENTS HAVE YOU COVERED! WE OFFER TO YOU THIS FANTASTIC GROUND FLOOR PROPERTY, WHICH COMES WITH ALLOCATED PARKING AND A HIGH RENTAL YIELD!

FEATURING: OPEN PLAN RECEPTION/ KITCHEN AREA - ONE BEDROOM - FAMILY BATHROOM - SECURE HALLWAY - ALLOCATED PARKING & OFF STREET PARKING - RENTAL INCOME OF £500 PCM.

ACCESS THROUGH A SECURE COMMUNAL DOOR LEADS TO THIS ONE BEDROOM APARTMENT ON THE GROUND FLOOR, THIS PROPERTY IS AMPLE IN SIZE BUT PROVIDES ALL SPACE NEEDED FOR COMFORTABLE LIVING!

## ENTRANCE

### HALLWAY

9'0" x 3'3" (2.74m x 0.99m )

The hallway gains access to the bedroom, family bathroom, and reception/ kitchen area.

### OPEN PLAN KITCHEN/ RECEPTION ROOM

10'0" x 14'9" (3.05m x 4.50m )

This room provides all space needed for that perfect family setup and benefits from a double-glazed UPVC window to the front of the property as well as a fully equipped kitchen!

## BEDROOM ONE

9'3" x 8'3" (2.82m x 2.51m )

The bedroom is situated at the front of the property and provides space for both a double bed as well as numerous storage units. The room compromises a large double-glazed UPVC window and electric radiator providing the warmth needed with built-in sliding wardrobes

## FAMILY BATHROOM

8'10" x 2'6" (2.69m x 0.76m )

The bathroom is compact and compromises a three-piece set including Toilet, basin, and shower cubicle making it low maintenance to clean.

## EXTERNAL

The external of the property provides allocated parking as well as on-street parking with a small communal grass area. The property is close to amenities and bus links to the nearest town center.

## LEASEHOLD INFORMATION

The ground rent is £131.36 annually. The current service charge is £136.40 a month for 10 months a year (this includes a small added cost to pay in monthly installments) this includes all water costs for the property.

## IMPORTANT INFORMATION

Making Your Home Purchase Simple

Thank you for viewing with us today. We hope

Tel: 01642 688814

you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

##### Identification

- Valid passport or driving licence.

##### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

##### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to

help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

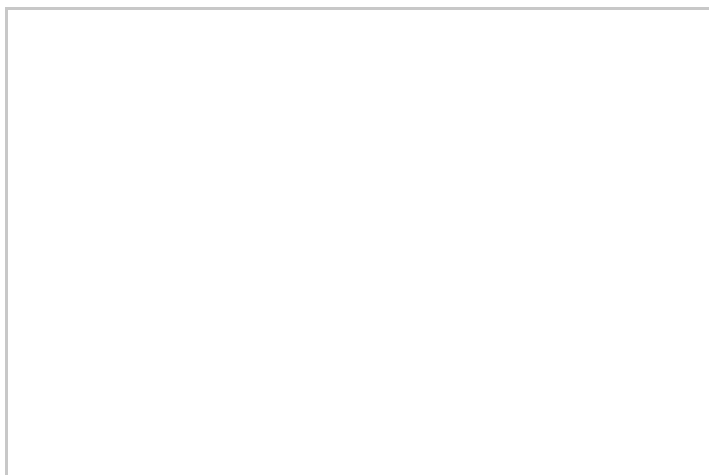
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.





Road Map



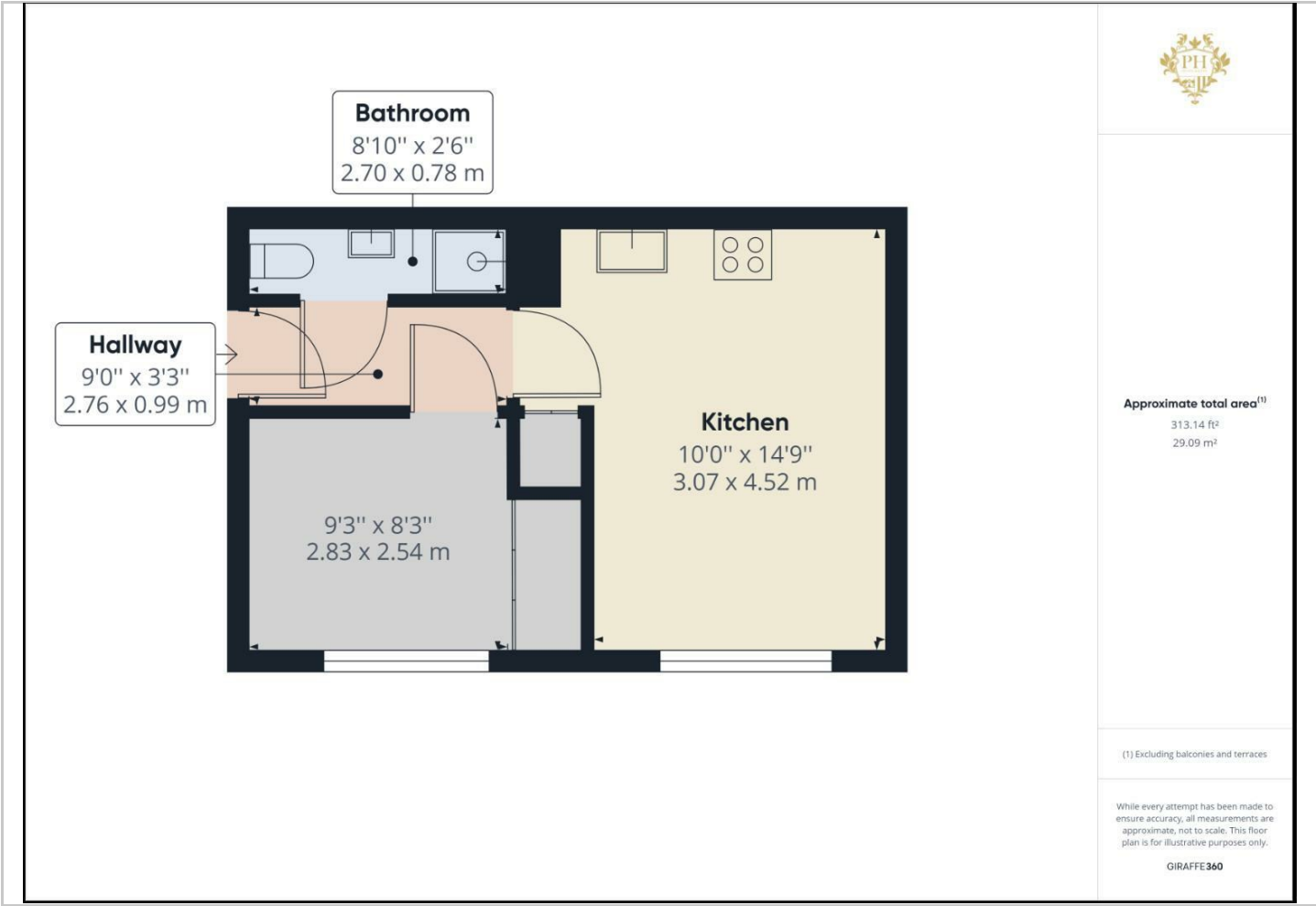
Hybrid Map



Terrain Map



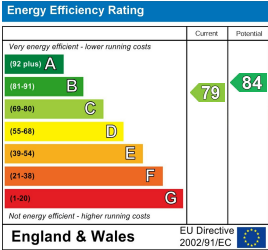
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.