



FOR SALE

PRIME STUDENT INVESTMENT

DRINKWATER HOUSE, 210-212 MARTON ROAD, MIDDLESBROUGH TS4 2ET

SW

**Sanderson
Weatherall**



Summary

- Prime Student Investment
- 28 En-Suite Rooms
- 2 Studios
- Offers Over £1.3M
- Freehold
- Subject to Contract

Description

Drinkwater House is a striking building which was converted to student accommodation in 2013 and has been one of the most popular student schemes in the region for the last decade amongst the student population. The scheme provides 28 spacious en-suite student rooms with spacious communal areas.

The building provides excellent amenities for students by way of its internal provision, as well of course local amenities given the excellent location of the property.

Asking Price

We are seeking offers over £1.3M for the benefit of our clients' Freehold interest.

Service Charge

A service charge is currently payable by the tenants which comprises a utility charge and general communal upkeep. Further information is available upon request.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.



Location

The property is situated in a prominent position on Marton Road, in close proximity to Teesside University campus.

Middlesbrough is located in the North East of England and is a key urban centre in the Tees Valley region. Middlesbrough is a large town with industrial roots and is well known as a digital and creative hub within Tees Valley.

Middlesbrough sits within a 90 minute drive of cities including Newcastle, York and Leeds. There are a number of daily direct rail connections to Newcastle, York, Leeds and Manchester, with Virgin Trains East Coast having made a commitment to invest in Middlesbrough by creating a new direct rail link to London by 2020.

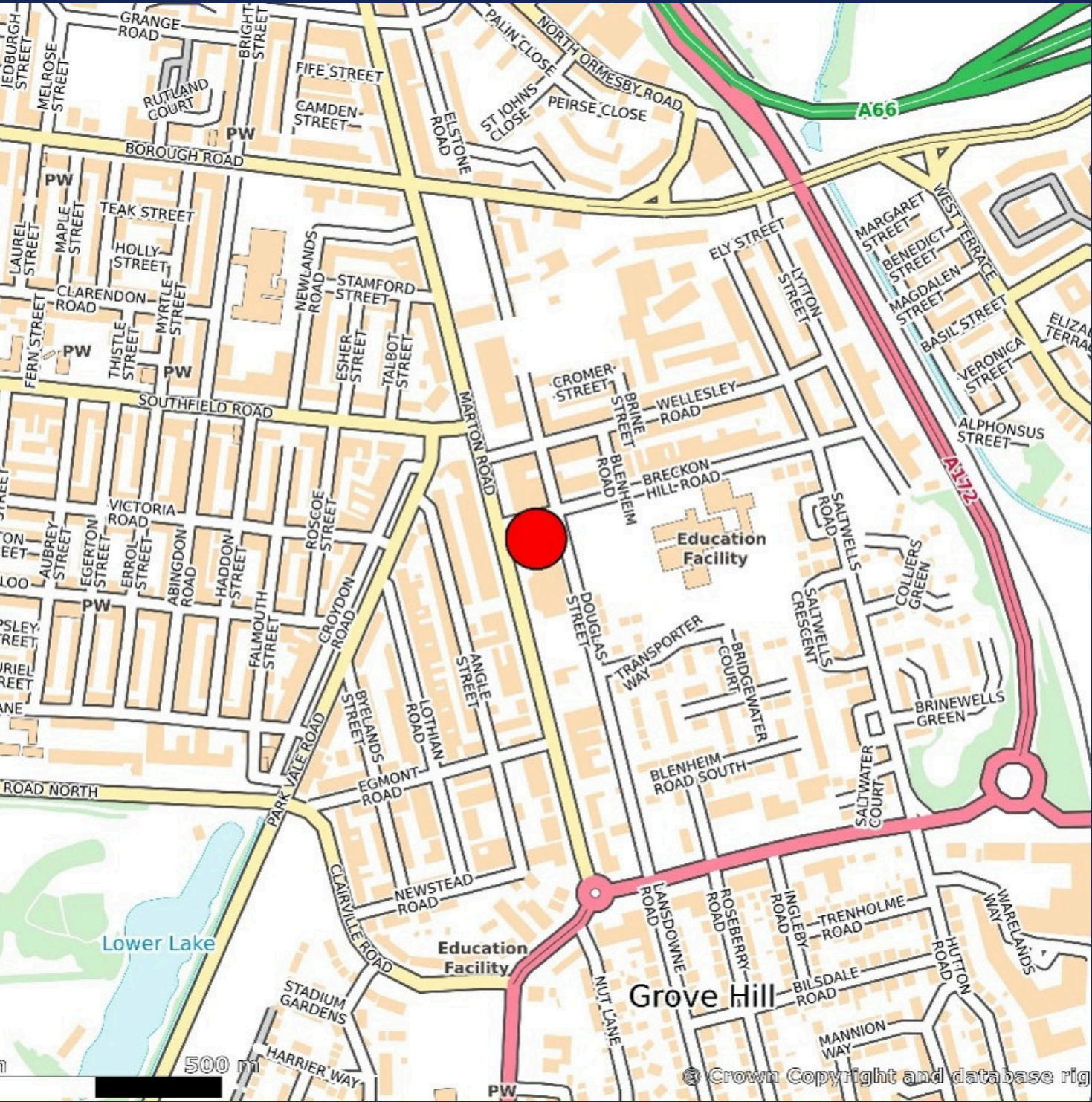
From Durham Tees Valley Airport travellers can reach Amsterdam in less than 90 minutes and from there connect to 200 international destinations including the USA, China and the UEE. Further connections to international destinations are available from nearby airports such as Newcastle and Leeds Bradford.

VAT

We understand that VAT is not applicable to the purchase price.

Legal Costs

Each party are responsible for their own legal costs incurred throughout any transaction.



Testimonials

Here's What Our **Residents Say**

Don't take our word for it, read what other students have said about living in our award winning accommodations.

There's a lovely atmosphere in Drinkwater house. You get privacy with your own room and bathroom, but also space to socialise in the kitchen and lounge. The location is great and the facilities are too. I felt I got value for money and really enjoyed my year here, and would recommend it 100%.

TANIA HANCOCK



Drinkwater House

Middlesbrough



Contact

For further information or to arrange a viewing please contact the sole agents:

Kevin McGorie



07901 710 671



kevin.mcgorie@sw.co.uk

or via our Joint Agents, Parker Knights

John Routledge



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March 2025

PARKER KNIGHTS

REAL ESTATE