



50 Harwal Road
Redcar, TS10 5AQ

Fixed Asking Price £39,999

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- Attractive 2 Bedroom Ground Floor Flat
- Fully Compliant: EPC, EICR & Gas Safety (CP12) in Place
- Tenanted at £475PCM
- Turnkey Investment – Income from Day One
- Off Road Parking
- Double Glazing & Gas Central Heating
- Gross Rental Yield of 12.5%
- Buyers Fees Applicable of £3,000 inc. VAT

Property Express are delighted to present this excellent tenanted investment opportunity – a well-maintained 2 bedroom ground floor flat that is fully rental-ready and already generating income, and priced to offer exemption from SDLT.

The accommodation briefly comprises:

Spacious living room with natural light

Fitted kitchen

Two well-proportioned bedrooms

Modern bathroom

Additional benefits include gas central heating, double glazing, and off-road parking for residents.

This flat is offered as a turnkey buy-to-let investment, with a reliable tenant in situ at £475 per calendar month. All compliance certificates are in place, ensuring peace of mind for any investor:

EICR (Electrical Installation Condition Report)

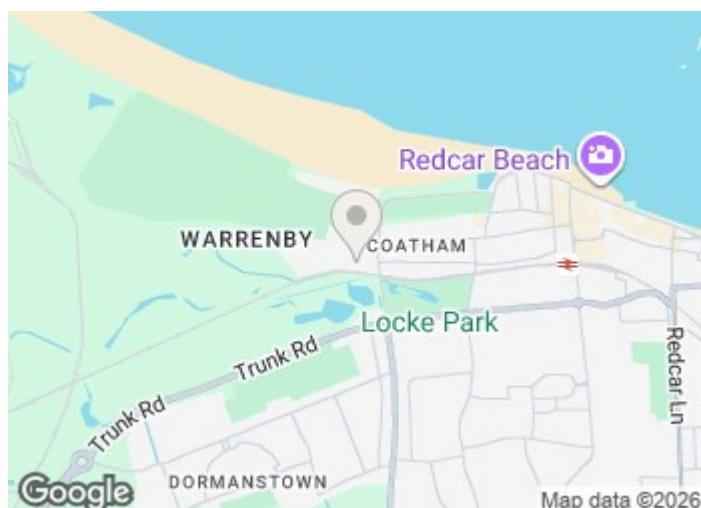
CP12 (Gas Safety Certificate)

EPC (Energy Performance Certificate, Rating D)

At the current rent of £475 PCM, the property delivers a gross rental yield of over 12% at the asking price, making it an attractive proposition for portfolio landlords and new investors alike.

Located in a popular residential area close to shops, schools, and transport links, this property is well-positioned for continued strong rental demand.

Buyers Fee Applicable of £2,000 inc. VAT

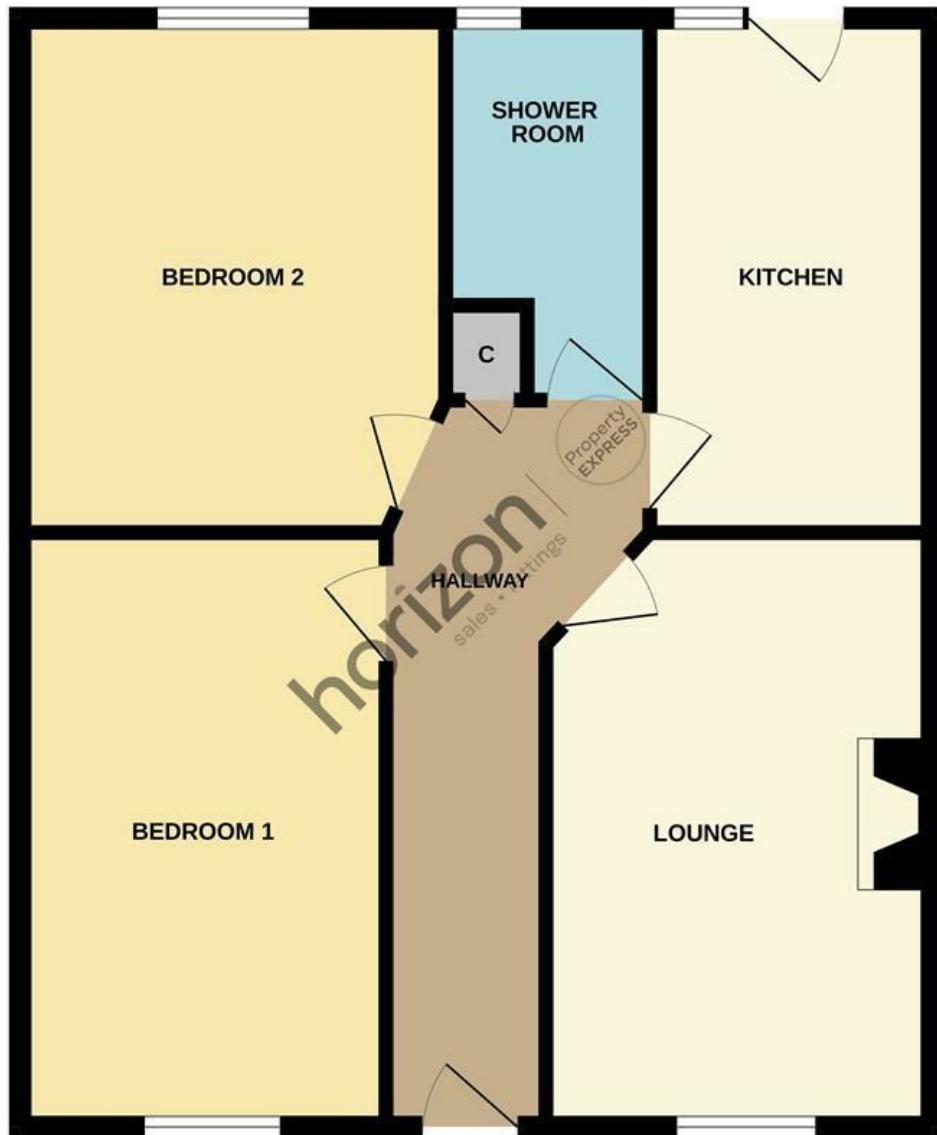


Directions



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC