

**£59,995**

**Laburnum House, Coatham Road, Redcar, TS10**



- Entrance Hallway
- Bedroom 1
- Bedroom 2
- Bathroom
- Living Room
- Kitchen – EPC Rated C
- Tenanted @ £550PCM
- Investment Opportunity
- Council Tax Band: B

We welcome to the market this TWO BEDROOM apartment situated within walking distance to the Town Centre.

The property is currently TENANTED for £550PCM and would be most suited to an INVESTOR.

Conveniently located close to many local amenities such as restaurants, bars, shops and supermarkets.

Also within a ten minute walk is Redcar Beach and Redcar Central Train Station.

Briefly the accommodation comprises; *Entrance Hallway, Lounge/Diner, Two Bedrooms, Bathroom, Kitchen.*

360 Virtual Tour Available:

<https://view.ricoh360.com/4c635ecd-b0c0-4f69-9e53-701030c1f64c>

Viewings are available weekdays after 6pm and anytime during weekends.

# Laburnum House, Coatham Road, Redcar, TS10

## Communal Entrance

Lift access. Stair access.

## Entrance Hallway

19'1" x 3'3" (5.82m x 0.99m)

Carpeted. Electric heater. Intercom. Storage cupboard off. Smoke detector.

## Storage Cupboard

3'1" x 9'8" (0.94m x 2.95m)

Carpeted. Water storage heater.

## Bathroom

7'5" x 8'6" (2.26m x 2.59m)

Tiled floor. White toilet. Sink. Bath with shower over. Chrome towel rail.

## Bedroom 1

10'0" x 9'1" (3.05m x 2.77m)

Carpeted. Juliet balcony with double glazed French doors. Electric heater.

## Bedroom 2

8'2" x 9'1" (2.49m x 2.77m)

Carpeted. Electric heater.

## Living/Dining Room

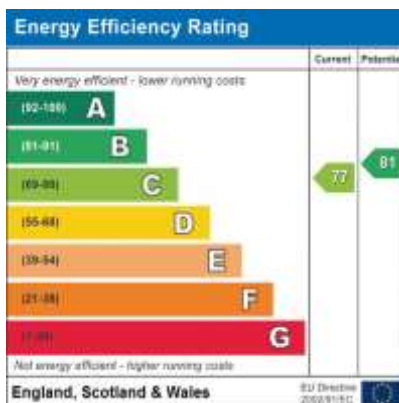
21'8" x 11'9" (6.60m x 3.58m)

Carpeted. Juliet balcony. Electric fire and surround.

## Kitchen

7'10" x 8'6" (2.39m x 2.59m)

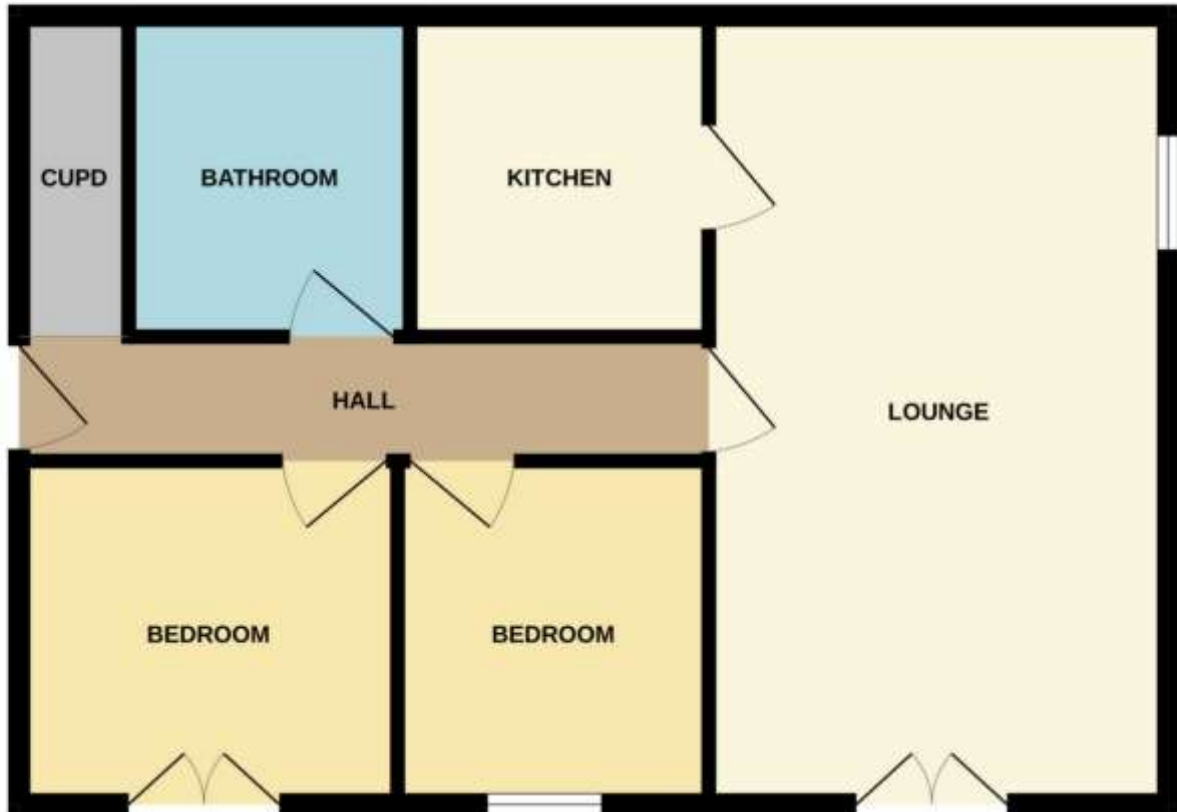
Laminate flooring. Base and wall mounted units. Electric oven. Electric hob. Extractor fan. Built in fridge/freezer. Stainless steel sink and mixer. Dark grey marble effect worktops. Spotlights. Smoke detector.







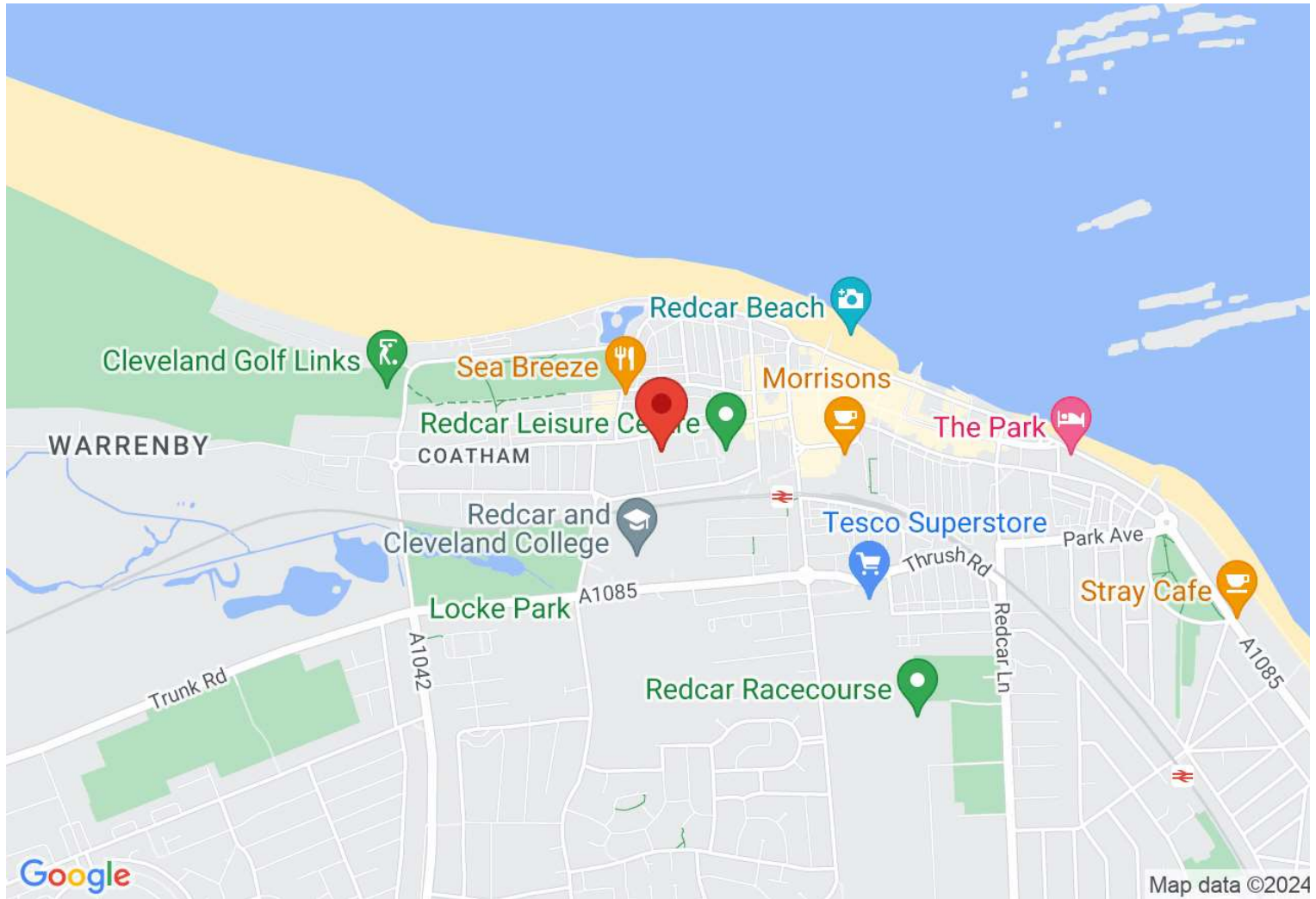
# GROUND FLOOR



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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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk) W: [redcarlettingandsales.co.uk](http://redcarlettingandsales.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.