



SMITH & FRIENDS are pleased to bring to the market this two bedroom first floor apartment, located in the popular area of Acklam, Middlesbrough, with excellent amenities located near by, including well regarded schools. The property will be sold with no chain involved and would be an ideal purchase for a First Time Buyer or and Investor looking for a buy-to-let, with a rental income of approx £650pcm - £695pcm.

The apartment briefly comprises of Entrance Hall, Open Plan Lounge/Diner/Kitchen, Two Bedrooms and Three Piece Bathroom.

Externally; the property has a communal garden, allocated residents parking and visitors parking.

An internal inspection is highly recommended to appreciate the property fully.

**Underwood Court, Middlesbrough, TS5 7SP**  
**2 Bed - Apartment**  
**£94,950**  
**EPC Rating: B**  
**Council Tax Band: C**  
**Tenure: Leasehold**



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# Underwood Court, Middlesbrough, TS5 7SP

Entrance Hall  
4'7" x 9'2" (1.4m x 2.81m)

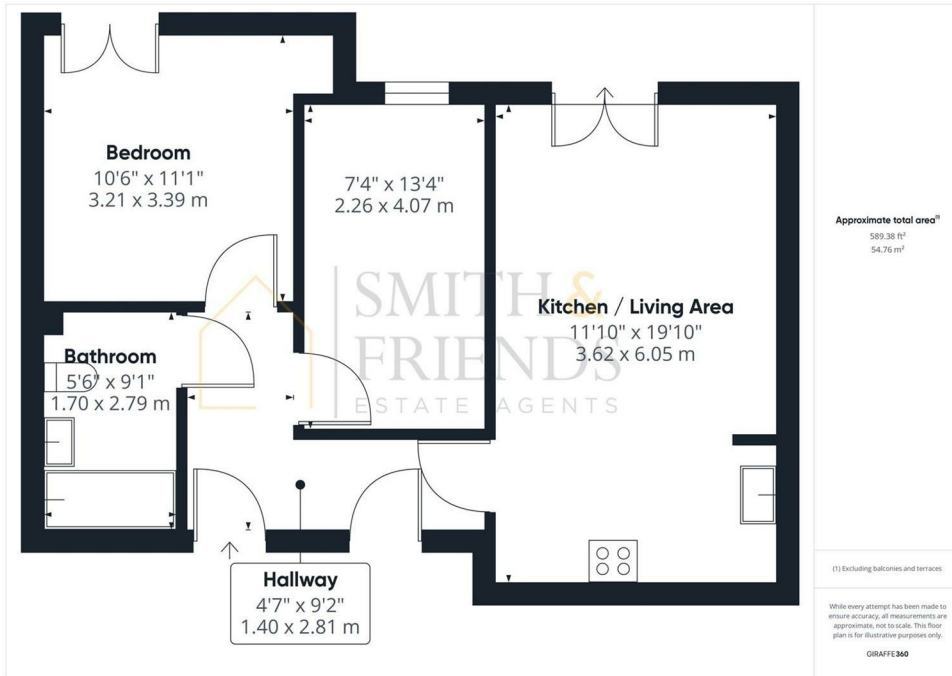
Storage Cupboard

Kitchen / Diner / Lounge  
11'10" x 19'10" (3.62m x 6.05m)

Bathroom  
5'6" x 9'1" (1.70m x 2.79m)

Bedroom 1  
10'6" x 11'1" (3.21m x 3.39m)

Bedroom 2  
7'4" x 13'4" (2.26m x 4.07m)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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