



Inglebys

Estate Agents



3 Coatham Road

Redcar, TS10 1RH

Price Guide £118,750



****Sold with Sitting Tenants**** 2 x One Bedroom Apartments, jointly producing gross rental income of approximately £10,000pa



Tenure: Leasehold

Council Tax Band: Apartment A - Redcar & Cleveland Band A, Apartment B - Redcar & Cleveland Band A
EPC Rating: Apartment A - E, Apartment B - D

Ideal for all amenities and transport links, the flats on the first and second floor share an entrance from Coatham Road and both offer: Lounge/Diner, Kitchen, Bathroom and Bedroom. A perfect addition to any investors portfolio, and jointly producing gross rental income approached £10,000

Flat 3a Coatham Road, Redcar

Offered with a sitting tenant and ideally situated for all town centre amenities, we are delighted to offer For Sale this deceptively spacious and well presented One Bedroom First Floor Apartment.

Providing a gross rental income of £5100 per annum, this should be of interest to all investors. The brief layout comprises: staircase to First Floor, Entrance Vestibule, good sized Lounge/Diner, Kitchen, Bathroom and Bedroom.
per annum, we are delighted to offer For Sale these Two town centre Flats, both offered with sitting tenant.

Accommodation Measurements quoted are approximate.

Entrance Communal Entrance Hall, staircase to First Floor, wooden door to Vestibule.

Lounge/Diner 13'10" x 13'1" reducing to 11'6" (4.21m x 3.98m reducing to 3.50m) uPVC sealed unit double glazed window, wall mounted electric heater, wooden fire surround with tiled inset and hearth.

Kitchen 13'2" x 7'2" (4.01m x 2.18m) comprising a range of base and wall units with laminate work surfaces, electric cooker, single drainer sink unit, fridge/freezer space, plumbing for washing machine, uPVC sealed unit double glazed window, radiator.

Bedroom 12'3" x 7'3" (3.73m x 2.20m) uPVC sealed unit double glazed window, electric heater.

Bathroom 13'3" x 5'1" maximum (4.03m x 1.54m maximum) comprising panelled bath with shower over, pedestal basin, low flush WC, complementary tiling, airing cupboard, uPVC sealed unit double glazed window.

Flat 3b Coatham Road, Redcar

Ideal for the investor and offered with a sitting tenant, we are delighted to offer For Sale this Second Floor Flat offering direct access to all town centre amenities.

Providing a gross rental income of £4740 per annum, this would be a welcome addition to any portfolio. The brief layout comprises: staircase to Second Floor, Entrance Hall, good sized Lounge/Diner, Kitchen, Bathroom and Bedroom.

Accommodation Measurements quoted are approximate.

Entrance Communal Entrance, staircase to Second Floor, wooden door to Entrance Hall with storage.

Lounge 17'3" x 10'9" (5.25m x 3.27m) uPVC sealed unit double glazed window, electric fire surround with tiled inset and electric fire.

Kitchen 13'1" x 7'4" (3.98m x 2.23m) range of base and wall units, laminate work surfaces, single drainer sink unit, electric cooker, plumbing for washing machine, fridge/freezer space, uPVC sealed unit double glazed window.

Bedroom 13' x 7'10" (3.96m x 2.38m) uPVC sealed unit double glazed window, wall mounted heater.

Bathroom 13' x 5' (3.96m x 1.52m) comprising bath with shower over, pedestal basin, low flush WC, airing cupboard, uPVC sealed unit double glazed window.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

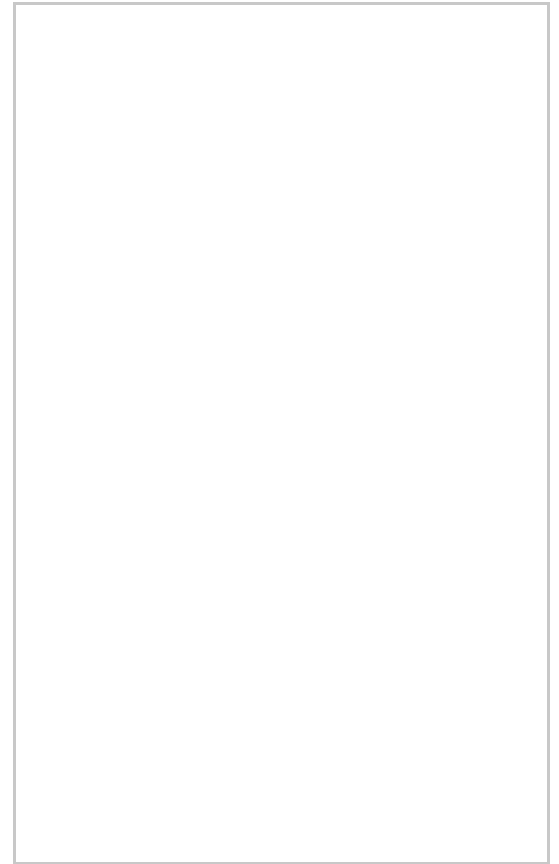
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

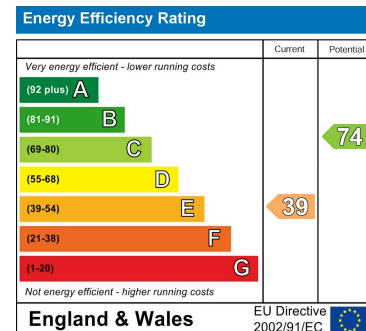
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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