GowlandWhite



Trinity Mews, Thornaby, TS17 6BQ

ATTENTION INVESTORS! Situated in a prime location, this one bedroom ground floor apartment offers convenient access to the A66, Stockton town centre, Teesside Park, Riverside College and a wide range of local amenities. The property is also within walking distance of the Tees Barrage, where residents can enjoy riverside walks.

The accommodation includes a secure communal entrance, hallway with useful storage, a well-proportioned double bedroom, bathroom with a shower over the bath, and a bright open plan kitchen, lounge and dining area with French doors leading outside.

Sold with tenant in situ, this property presents an excellent investment opportunity. Further features include gas central heating, allocated parking, as well as additional visitor parking. Combining a desirable location with strong rental potential, it is an attractive choice for investors.

The property is currently let at £575 per calendar month, generating an approximate yield of 9% after service charge.

£43,000

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HALL

LOUNGE
14'8" x 12'11" (4.47m x 3.94m)

KITCHEN
9'8" x 8'8" (2.95m x 2.64m)

BATHROOM
7'1" x 5'4" (2.16m x 1.63m)

BEDROOM ONE
11' widest x 9'6" (3.35m widest x 2.90m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







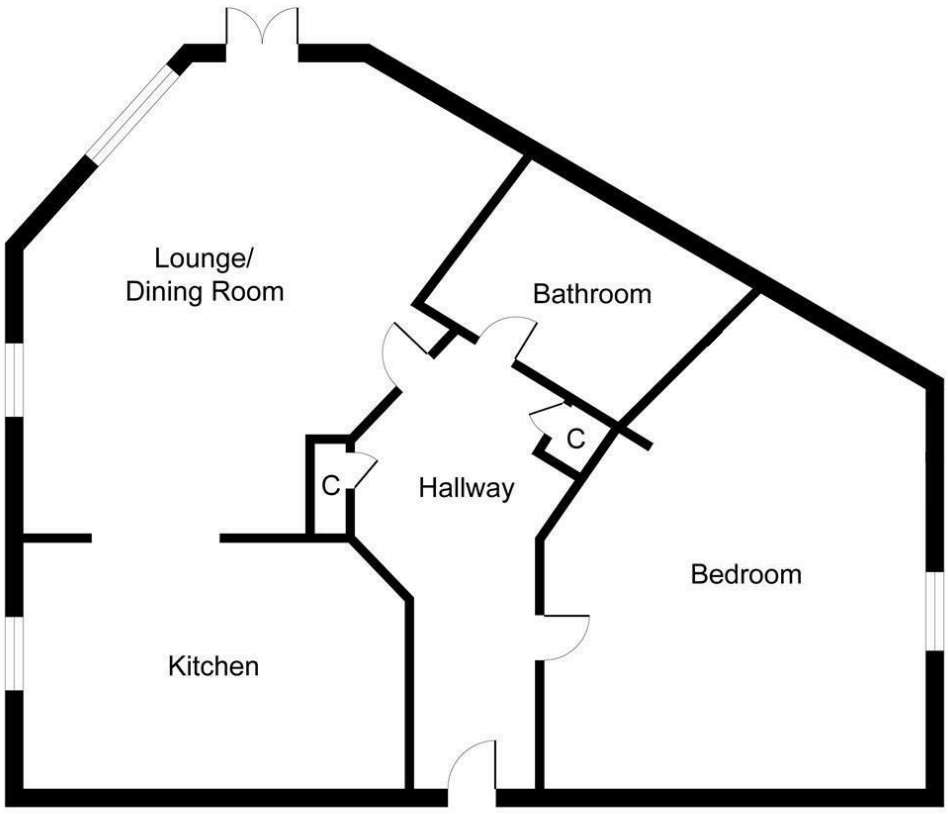






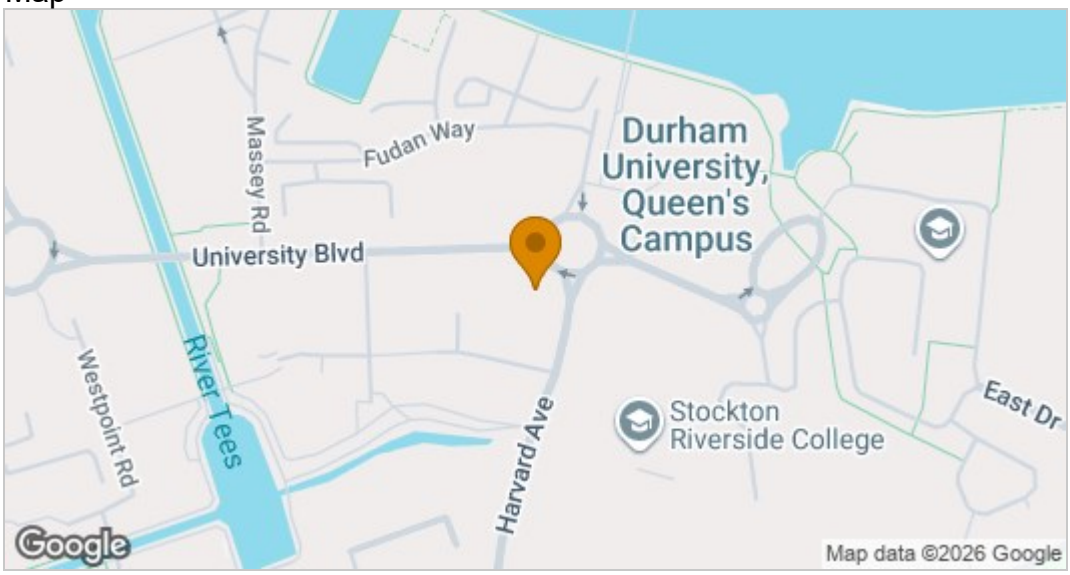




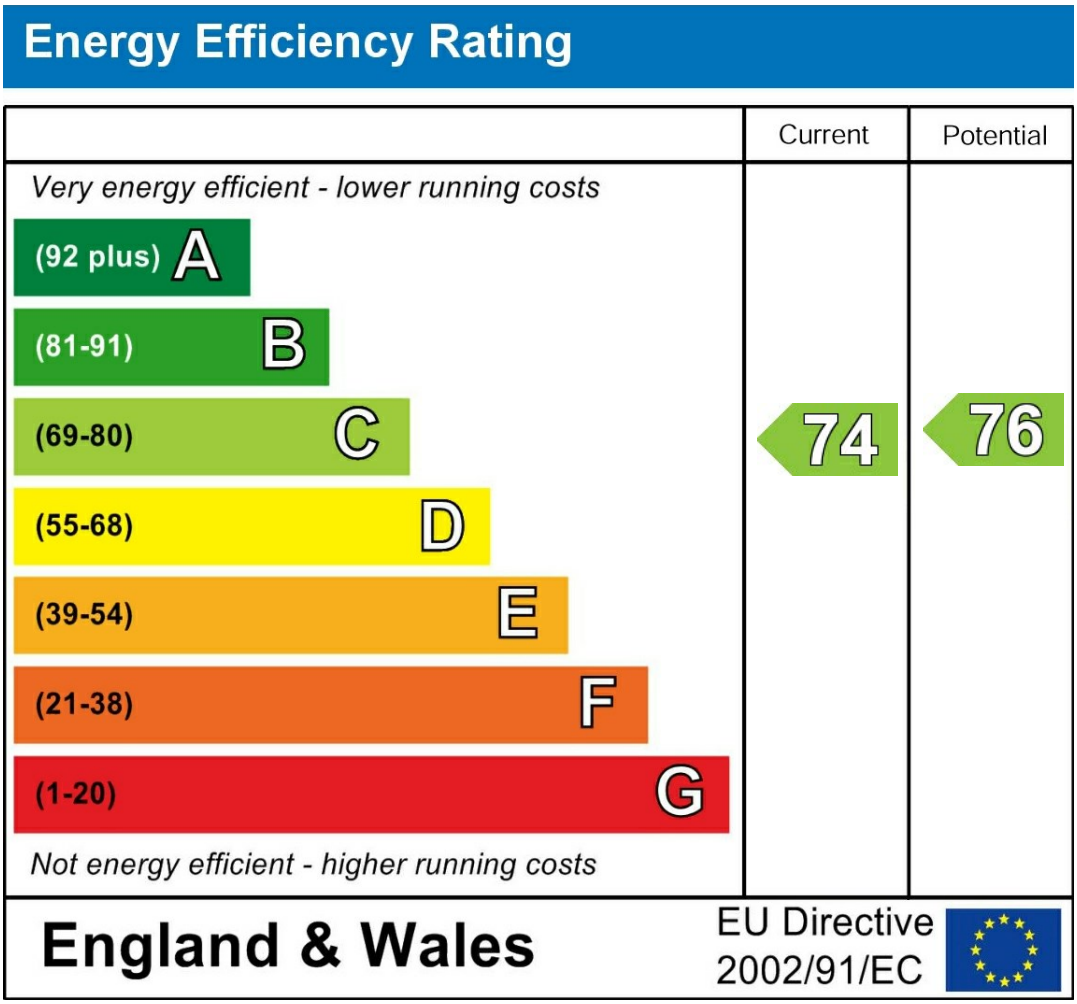


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Map



EPC graph



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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

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