



19 Lytton House

Lytton Street | Middlesbrough | TS4 2BP

£74,950

The
GOOD
ESTATE
AGENCY

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Middlesbrough | TS4 2BP

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2 BED APARTMENT WITH PARKING. An excellent 1st floor, two bedroom, two bathroom apartment in the popular Lytton House development, Middlesbrough. Located less than a mile to Middlesbrough town centre and approximately a 12 minute walk to Teesside University.



- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- FITTED KITCHEN
- EN SUITE TO MASTER BEDROOM
- INTERCOM

- 1ST FLOOR
- OPEN PLAN LIVING & DINING ROOM
- HOUSE BATHROOM
- BUY TO LET OPPORTUNITY - CURRENTLY LET FOR £495PCM. RENTAL YIELD OF 7.93%
- LESS THAN A MILE TO MIDDLESBROUGH TOWN CENTRE





2 BED APARTMENT WITH PARKING.

An excellent 1st floor, two bedroom, two bathroom apartment in the popular Lytton House development, Middlesbrough. The property comprises: two double bedrooms, hall, hall cupboard, bathroom with shower over bath, En-suite to master bedroom, open plan living and dining room through to fitted kitchen. Located less than a mile to Middlesbrough town centre and approximately a 12 minute walk to Teesside University. Also providing convenient access to the A66 & Middlesbrough Rail Station.

Currently let on a periodic (rolling) basis for £495pcm, achieving an excellent rental yield of 7.93%.

EPC: C.

Annual service charge: £1,349 (There may be an increase still due for year 2023).

Service charge review period: TBC.

Annual ground rent: £200.

Ground rent review period: TBC.

Leasehold: 125 years from 27th September 2006, which constitutes that 108 years remain in 2023. Prospective purchasers are always advised to have their solicitor verify tenure.

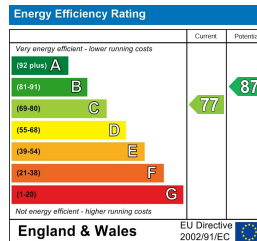
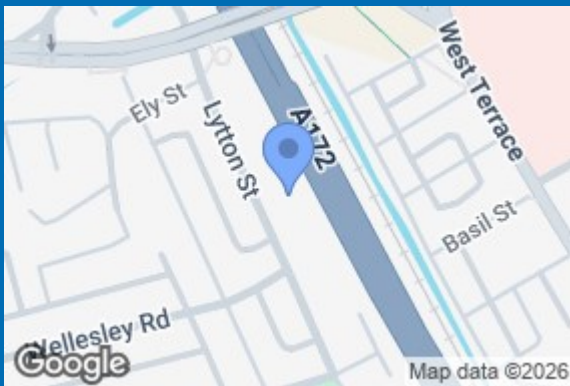
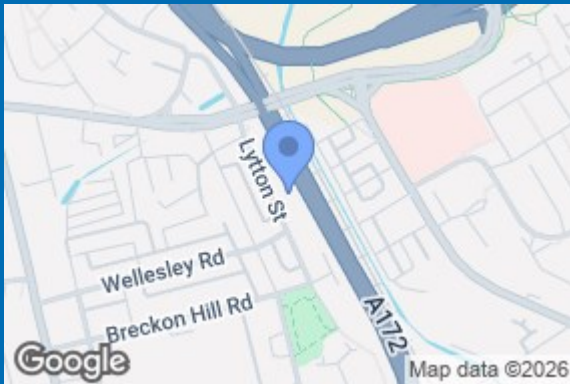
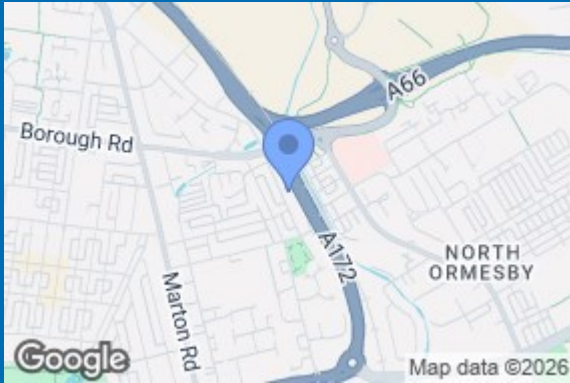
Local Authority: Middlesbrough

Council Tax Band: A.

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk