

**£49,995**

## **Regency Mews, Redcar, TS10**



- Lounge/Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazed
- Rear Yard
- Close To Bus Links
- Close To Rail Links
- Town Centre Location

**2 Bedroom Ground Floor Apartment | Ideal Investment Opportunity | No Onward Chain**

A well-positioned two-bedroom ground floor apartment, ideally located within walking distance of Redcar town centre and just a stone's throw from the beach. Offering excellent access to local shops, amenities, bus routes and rail links, this property presents a fantastic opportunity for both first-time buyers and investors.

The accommodation briefly comprises: entrance lobby, hallway, and a spacious open-plan lounge/kitchen/diner. There are two bedrooms and a family bathroom. Externally, the property benefits from a private rear yard and parking bay.

The flat is in reasonably good order throughout, although there is scope for light cosmetic improvement, particularly within the bathroom, allowing buyers to add value.

Previously let at £550 PCM, the property offers strong rental potential, with possible scope to increase subject to market conditions. The landlord is ideally seeking a cash buyer, making this an excellent investment opportunity.

#### Key Features:

- \* Ground floor apartment
- \* Two bedrooms
- \* Open-plan lounge/kitchen/diner
- \* Rear yard
- \* Parking bay
- \* Walking distance to town centre
- \* Close to beach, shops, and transport links
- \* Good rental yield potential
- \* Ideal first-time buy or investment
- \* No onward chain

EPC Rated: C

Council Tax: B

Tenure: Leasehold

#### Virtual Tour:

<https://view.ricoh360.com/ee3f6a28-a298-4c54-86f2-4c38a5942eac>

# Regency Mews, Redcar, TS10

## Entrance Lobby

6'3" x 4'0" (1.91m x 1.22m)

Laminate Flooring. Consumer unit. Door leading to hallway.

## Hallway

8'9" x 6'3" (2.67m x 1.91m)

Laminate Flooring. Single Radiator. Smoke Detector. All rooms leading off.

## Open Plan Lounge/Kitchen

15'6" x 11'2" (4.72m x 3.40m)

Laminate Flooring. Light Oak Effect Base And Wall Units. Marble Effect Worktop. Stainless Steel Sink Unit. Fitted Electric Oven. Hob. Extractor. Boiler.

## Bedroom 1

12'3" x 11'4" (3.73m x 3.45m)

Laminate Flooring. French Doors Leading To Rear Yard. Single Radiator.

## Bedroom 2

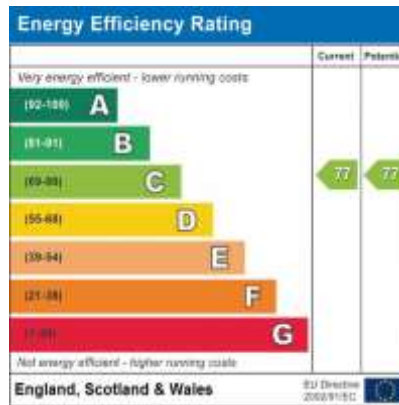
12'3" x 7'6" (3.73m x 2.29m)

Laminate Flooring. Single Radiator.

## Bathroom

7'3" x 6'9" (2.21m x 2.06m)

White Suite. Fully Tiled. Shower Unit. Extractor. Vinyl Flooring. Chrome Towel Rail.







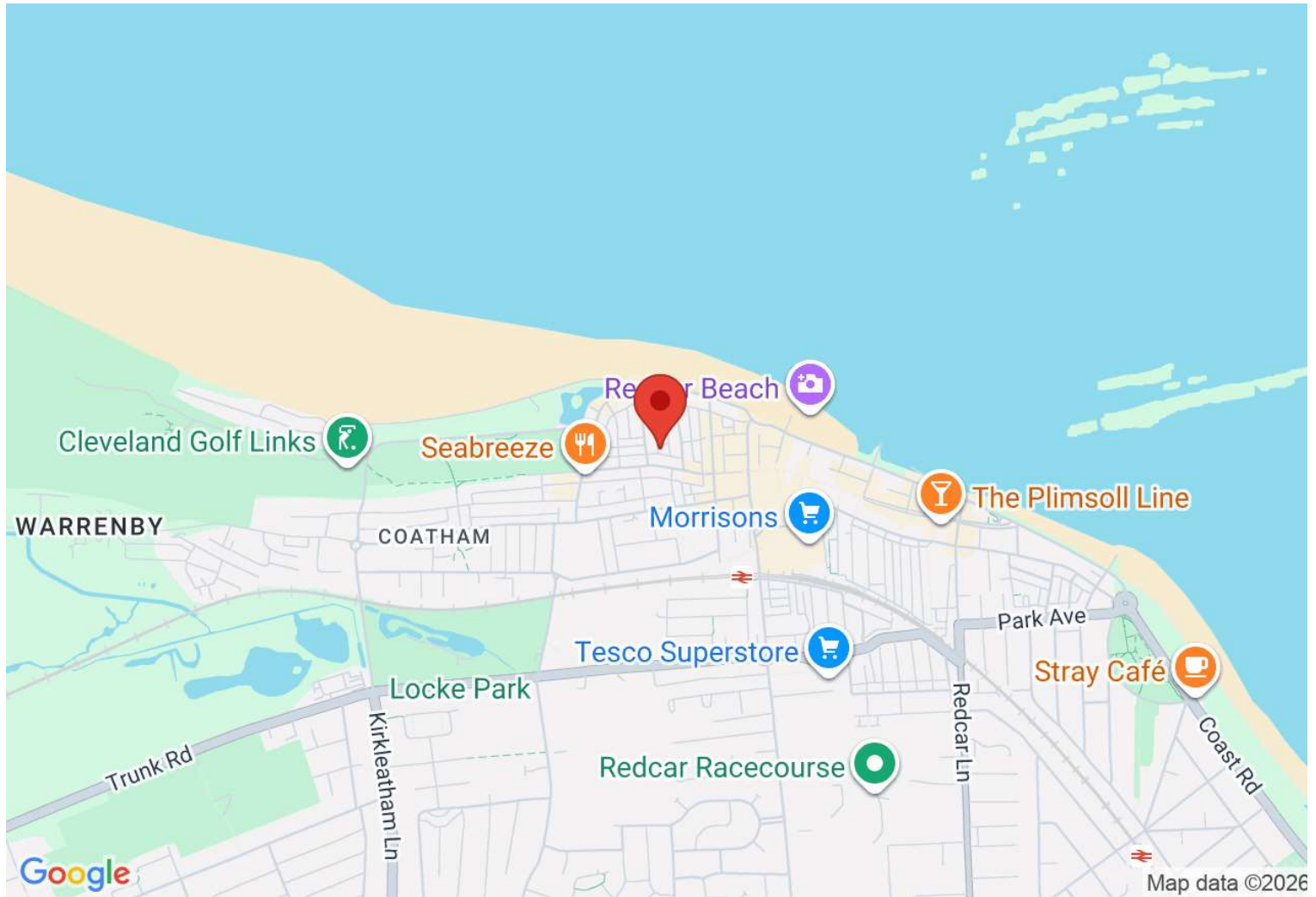
GROUND FLOOR



While every attempt has been made to ensure the accuracy of the furnished computerized measurements of doors, windows, fixtures 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 for any prospective purchase. The structure, contents and appliances shown here has been listed and is guaranteed as to their operability or efficiency can be given.  
Made with Autodesk AutoCAD

## 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.