



# Inglebys

Estate Agents



## 12 Zetland House Broadway West

Dormanstown Redcar, TS10 5AY

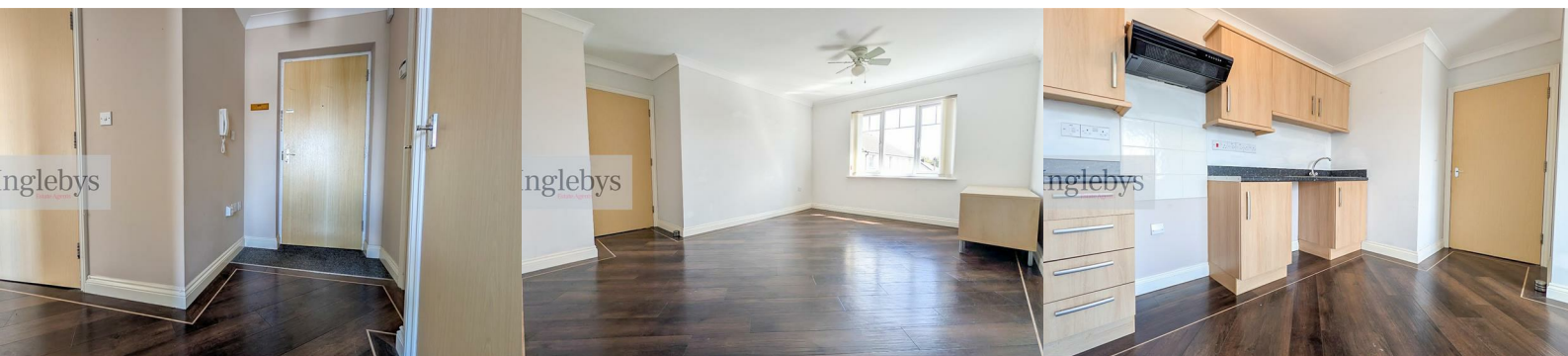
**Offers Around £40,000**



Situated on the top floor of the purpose built Zetland House development, this well proportioned two bedroom apartment offers low maintenance, high demand residential accommodation in Dormanstown, Redcar.

A prime buy-to-let investment offering an exceptional potential yield of up to 15%, making it an unbeatable addition to any property portfolio and a true turnkey investment opportunity.

Offered for sale with immediate vacant possession, call us today to organise your viewing appointment.



Tenure: Leasehold  
Council Tax: Redcar & Cleveland Band A  
EPC Rating: C

**Open Plan Living/Dining Room 17'3" x 12'5" (5.26 x 3.80)**

Double glazed window to the rear aspect.  
Parquet flooring.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Stainless steel sink unit with mixer tap.

**Bedroom One 10'7" x 9'8" (3.25 x 2.95)**

Double glazed window to the rear aspect.  
Carpeted.

**Bedroom Two 9'7" x 8'2" (2.94 x 2.51)**

Double glazed window to the rear aspect.

**Shower Room 8'0" x 3'6" (2.46 x 1.08)**

A modern suite comprising of a low level WC, pedestal wash hand basin and a glass shower enclosure.  
Panelled walls.  
Parquet flooring.

**Allocated Parking Space**

To the rear of the property is an allocated parking space for one vehicle.

**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.

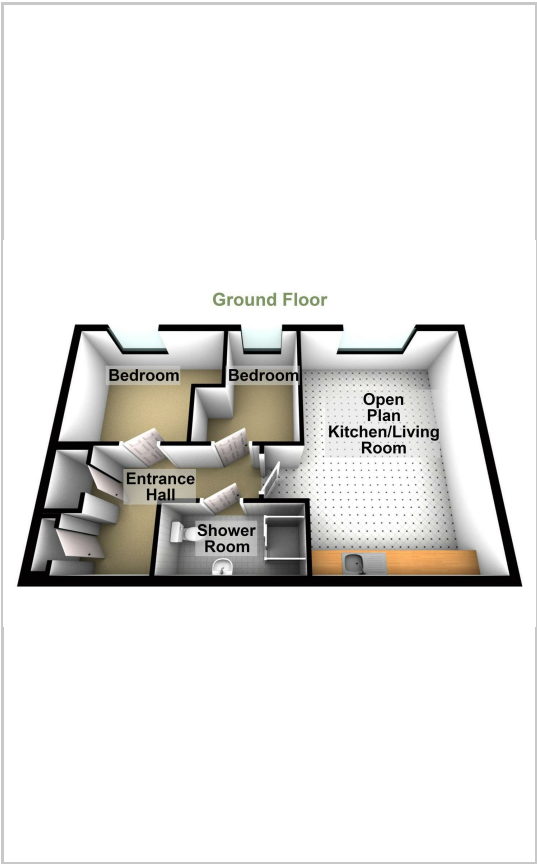
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

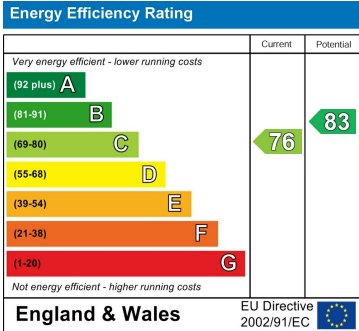
**Area Map**



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