



20 Clough Close  
Middlesbrough, TS5 5DW

Offers In Excess Of £57,500

# 20 Clough Close

## Middlesbrough, TS5 5DW



- Two Bedroom First Floor Apartment with Balcony
- Recently Increased Rent of £630PCM
- Turnkey and Cashflowing
- Total payable to Sinclair Gardens every 6 months: £1015.84 per flat. (Ground Rent, Reserve Fund, Service Charge, Insurance etc.)
- Buyers Fees Applicable of £1,500+VAT
- Management Available via Horizon Sales & Lettings / Property Express
- Sought After Location of Linthorpe, TS5
- Professional Tenants in Situ (Referenced By Horizon Sales & Lettings)
- Gross Yield of 13%
- Closely Situated to Middlesbrough Town Centre, Public Transport Routes, Amenities and Schooling

### Tenanted Two-Bedroom First Floor Apartment – Investment Opportunity

We are pleased to bring to the market this two-bedroom first floor apartment located within the popular Ayresome Park development, TS5.

The property is well positioned close to local shops, amenities, and offers excellent transport links, including easy access to the A66. Further benefits include double glazing, electric heating, and an allocated parking space.

The apartment is currently tenanted, providing an immediate rental income. The rent has recently been increased to £630 per calendar month, making this an ideal opportunity for investors seeking a ready-made buy-to-let investment.

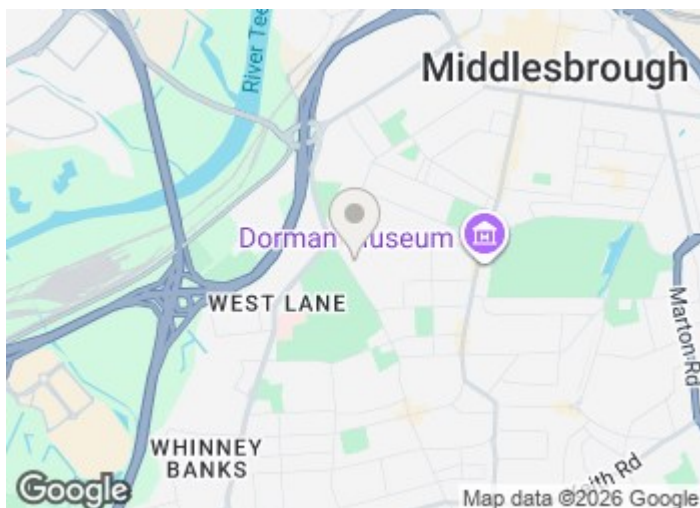
Internally, the accommodation briefly comprises an entrance hallway, fitted kitchen, living room, two double bedrooms, and a family bathroom.

A Buyer's Premium Fee of £1,500 + VAT is applicable.

Ground rent is £55  
Service Charge £630.31  
Reserve Fund £37.50  
Insurance £150.78  
Service of Statutory Notice Fee £2.90

Total £ 876.49  
This is per flat every 6 months.

The property is also available as part of a pair with another apartment within the same building. Please enquire for further details on purchasing individually or as a pair.

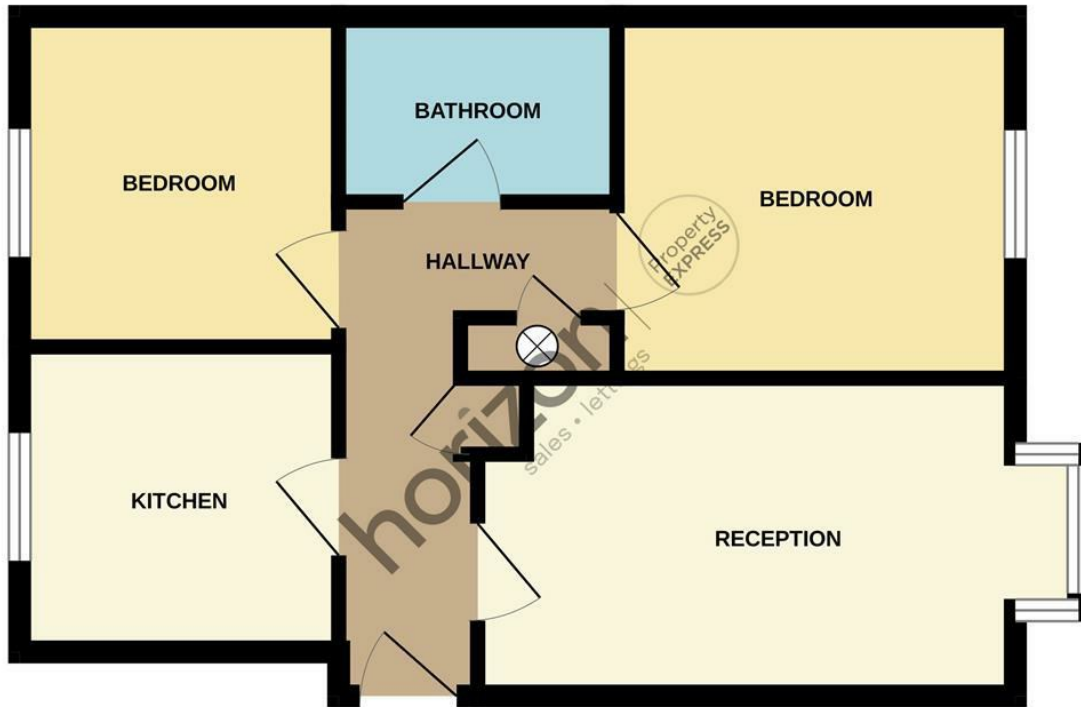


[Directions](#)



# Floor Plan

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506sq.ft. (47.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	