



GRANGE HOUSE 41-45 GRANGE ROAD
MIDDLESBROUGH, TS1 5AU

£525 PER MONTH

Magnum Properties are delighted to present a block of flats located in the popular and convenient area of TS1 Middlesbrough.

MP
MAGNUM PROPERTIES
SALES | LETTINGS | INVESTMENT | MANAGEMENT



EPC Rating: C Council Tax Band: B

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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