



67A Church Street

, Hartlepool, TS24 7DN

Offers in excess of £25,000

** OFFERS ARE INVITED BETWEEN £25,000 AND £30,000 ON THIS QUIRKY AND CENTRALLY LOCATED GROUND FLOOR ONE BEDROOM APARTMENT LOCATED IN HARTLEPOOL, CLOSE TO THE TRAIN STATION AND CENTRAL AMENITIES. THIS WOULD BE IDEALLY SUITED TO ANYONE REQUIRING A CONVENIENTLY POSITIONED 'BOLT-HOLE' FOR USING WHEN WORKING FROM THE AREA, OR FOR AN INVESTOR WHO ARE WISHING FOR A LOW PRICED INVESTMENT OFFERING A HIGH YIELD - GROSS OF 15% - 16% BASED ON A £375-395PCM RENTAL INCOME, OR NET OF SERVICE CHARGES 10% PLUS. RENTAL INCOME COULD ALSO BE ENHANCED DEPENDING ON THE TENANT MARKET IT IS OFFERED TO. SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN. **

Offering well sized accommodation including a spacious open plan Reception area / Kitchen, a Bathroom with white suite, and a spacious double sized Bedroom to the rear. The property is a matter of minutes walk from the train-station making it ideal for commuting.

- COUNCIL TAX BAND 'A'
- LEASE: 125 YEARS FROM 1 JANUARY 2006
ANNUAL SERVICE CHARGE- £1719.48 PAID TO 31 DECEMBER 2026
- THE PHOTOS USED ARE 'PRE TENANCY' - THE PROPERTY IS NOW IN NEED OF COSMETIC IMPROVEMENT, INCLUDING CLEANING, REPAINTING, NEW FLOOR COVERINGS, AND MINOR REPAIRS
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



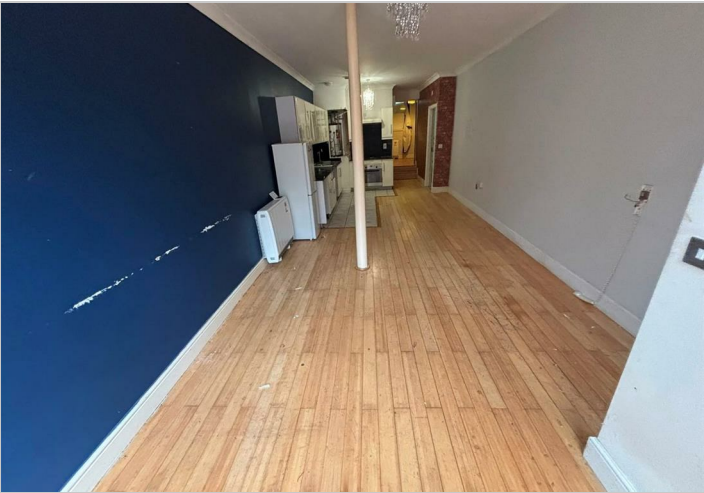
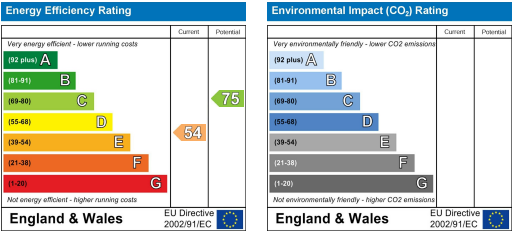
Floor Plan



Area Map



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.