PH ESTATE AGENTS



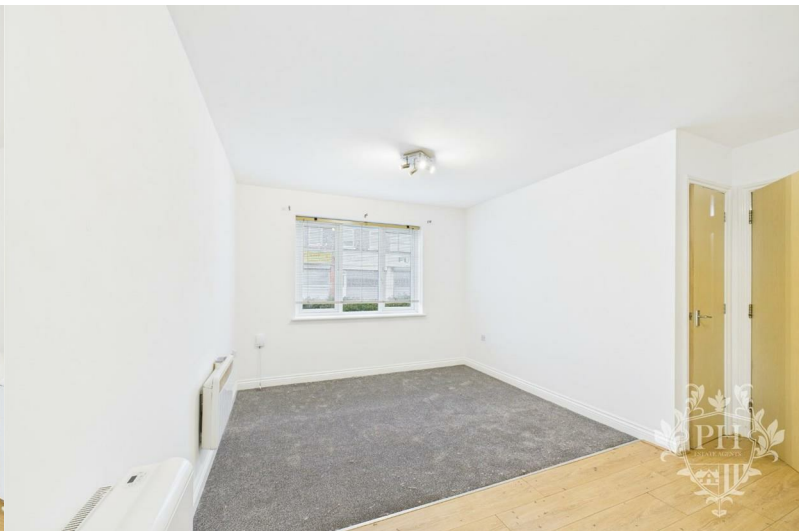
# 2 Sir James Knott House Broadway West

, Redcar, TS10 5AZ

£37,000

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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.
How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:
Identification
• Valid passport or driving licence.
For Cash Purchases
• Evidence of cleared funds by way of a bank statement.
For Mortgage Purchases
• Evidence of deposit by way of a bank statement.
• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.
Legal Services
We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!
Selling Your Property?
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:
• Professional photography
• Detailed floor plans
• Virtual property tour
• Listings on Rightmove, Zoopla, and On the Market
Next Steps
Once you're ready to make an offer:
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers
• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
• We reserve the right to amend or withdraw this property from the market at any time without notice.
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
For further details or clarification, please contact our office directly.

## DESCRIPTION

** REDUCED IN PRICE TO SELL ! **

ARE YOU LOOKING TO MAKE A BUY-TO-LET INVESTMENT? PH ESTATE AGENTS HAVE YOU COVERED! WE OFFER TO YOU THIS FANTASTIC GROUND FLOOR PROPERTY, WHICH COMES WITH ALLOCATED PARKING AND A HIGH RENTAL YIELD!

FEATURING: OPEN PLAN RECEPTION/ KITCHEN AREA - ONE BEDROOM - FAMILY BATHROOM - SECURE HALLWAY - ALLOCATED PARKING & OFF STREET PARKING - RENTAL INCOME OF £500 PCM.

ACCESS THROUGH A SECURE COMMUNAL DOOR LEADS TO THIS ONE BEDROOM APARTMENT ON THE GROUND FLOOR, THIS PROPERTY IS AMPLE IN SIZE BUT PROVIDES ALL SPACE NEEDED FOR COMFORTABLE LIVING!

## HALLWAY

9'0" x 3'3" (2.74m x 0.99m )

The hallway serves as a central passage, providing entry to the bedroom, the family bathroom, and the open-plan reception and kitchen area.

## OPEN PLAN KITCHEN/ RECEPTION ROOM

10'0" x 14'9" (3.05m x 4.50m )

This spacious room offers everything needed for an ideal family setup, featuring a large double-glazed UPVC window at the front of the property that fills the space with natural light. The fully equipped kitchen blends seamlessly with the living area, while white walls, half carpet, and half wooden flooring.

## BEDROOM ONE

9'3" x 8'3" (2.82m x 2.51m )

The bedroom is positioned at the front of the property, offering ample space for a double bed and multiple storage units. A large double-glazed UPVC window allows plenty of natural light to fill the room, while an electric radiator ensures warmth and comfort. Built-in sliding wardrobes provide generous storage without compromising on floor space.

## FAMILY BATHROOM

8'10" x 2'6" (2.69m x 0.76m )

The bathroom is compact yet functional, featuring a modern three-piece suite with a toilet, basin, and shower cubicle—designed for easy maintenance and efficient use of space. A frosted window allows for natural light while maintaining privacy, and crisp white walls enhance the clean, bright feel of the room.

## EXTERNAL

The external of the property provides allocated parking as well as on-street parking with a small communal grass area. The property is close to amenities and bus links to the nearest town center.

## LEASEHOLD INFORMATION

The ground rent is £131.36 annually. The current service charge is £1467.35 annually (this includes a small added cost to pay in monthly installments) this includes all water costs for the property.



## Road Map




## Hybrid Map




## Terrain Map

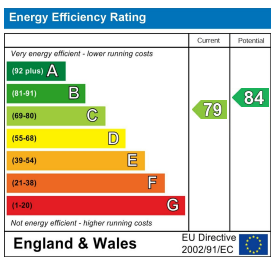



## Floor Plan

## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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