

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Lytton Street

, Middlesbrough, TS4 2BP

£625 PCM

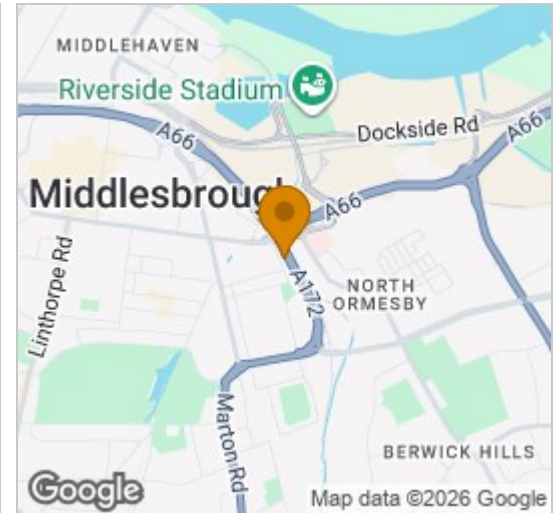


Council Tax: A

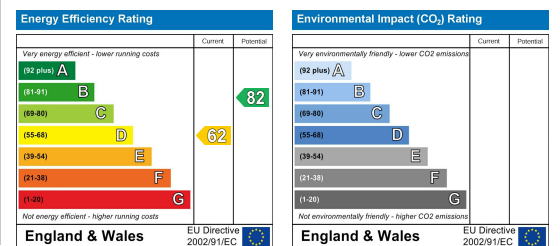
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.

- Second Floor Apartment
- Bathroom
- Recently Renovated Throughout
- Within 1.7 Mile of James Cook University Hospital
- Parking to Front
- Two Bedrooms
- Lounge/Diner
- Ideal for Professionals
- Within a mile of Middlesbrough Town Centre

We are delighted to bring to the market this beautifully renovated Two Bedroom apartment. Located on the second floor, this apartment is ideally situated due to its close proximity of Middlesbrough Town Centre and also the James Cook University Hospital, making this an ideal apartment for professionals. The apartment briefly consists of two bedrooms, lounge/diner, kitchen and bathroom. Complete with parking to front.



## MATERIAL INFORMATION

- Tenure:**
- Lease Years Remaining:**
- Annual Ground Rent:**
- Review Period:**
- Review Increase:**
- Service Charge:**
- Shared Ownership:**
- Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.