



2 Lytton Street | Middlesbrough | TS4 2BP

**£595 PCM**

The  
**GOOD  
ESTATE**  
AGENCY

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Middlesbrough | TS4 2BP  
£595 PCM



\*\*\* GROUND FLOOR APARTMENT \*\*\* 2 BED, FURNISHED WITH PARKING. An excellent ground floor, two bed apartment in the popular Lytton House development. The property comprises two double bedrooms, hall, hall cupboard, bathroom with shower over bath, en suite to master bedroom, open plan living and dining room through to fitted kitchen. Located less than a mile to Middlesbrough town centre, and approximately a 12 minute walk to Teesside University. Also providing convenient access to the A66 & Middlesbrough Rail Station.

REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE AND TERMS APPLY.

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- OPEN PLAN LIVING & DINING ROOM
- GROUND FLOOR
- CONVENIENT LOCATION
- FURNISHED
- INTERCOM
- BATHROOM & EN SUITE ROOM
- FITTED KITCHEN
- LESS THAN A MILE TO MIDDLESBROUGH TOWN CENTRE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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