



## 18 Lytton House

Lytton Street | Middlesbrough | TS4 2BP

**£79,950**

The  
GOOD  
ESTATE  
AGENCY

# 18 Lytton House

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Middlesbrough | TS4 2BP

£79,950

2 BED APARTMENT WITH PARKING. An excellent first floor, two bed apartment in the popular Lytton House development. 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.



- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- BATHROOM & EN SUITE
- INTERCOM
- LESS THAN 1 MILE TO MIDDLESBROUGH TOWN CENTRE
- PARKING
- OPEN PLAN LIVING & DINING ROOM
- TENANT IN SITU AT £550 UNTIL DECEMBER 2025, ACHIEVING A YIELD OF 8.26%
- FITTED KITCHEN
- CONVENIENT FOR A66 & MIDDLESBROUGH RAIL STATION



## 2 BED APARTMENT WITH PARKING.

An excellent first 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.

Tenant in situ at £550pcm until 19th of December 2025, achieving an excellent rental yield of 8.26%.

EPC: C. Certificate valid until 12 June 2029.

Annual service charge: £1,542.78.(approx.)

Service charge reviewal period: TBC.

Annual ground rent: £200.

Ground rent reviewal period: TBC.

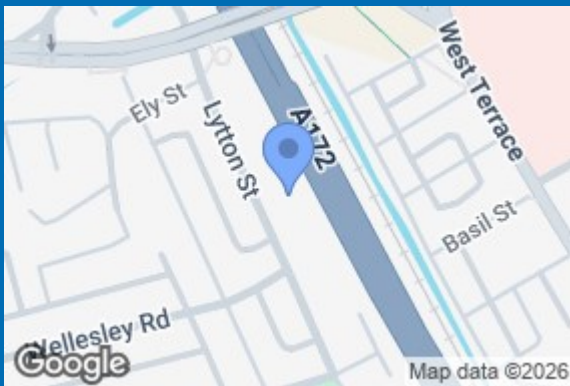
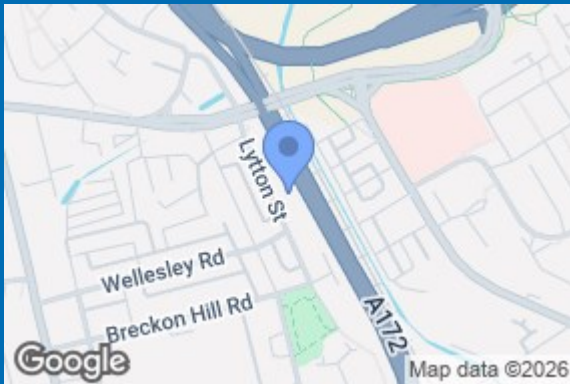
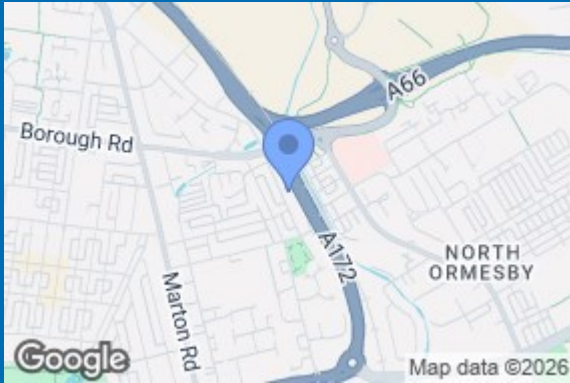
Leasehold: 125 years from 27th September 2006, which constitutes that 108 years remain in 2023. Prospective purchasers are always advised to have their solicitor verify tenure.

Local Authority: Middlesbrough

Council Tax Band: A.

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			85
(11-11) B			
(10-10) C		74	
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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