



## Oakhill, Coulby Newham, Middlesbrough, TS8 0SF

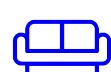
This first-floor apartment situated in Coulby Newham is available for sale with a tenant in situ, making it an ideal opportunity for landlords.

The accommodation includes a private entrance hall, a spacious living room, a kitchen with storage space, a bathroom with a shower over the bath, and a double bedroom. Windows are uPVC double glazed, and there is gas central heating with a combi boiler.

Externally, there is on street parking available. The flat is well located with easy access to local shops, transport links, and amenities. The Parkway Shopping Centre, just a short distance away, provides a range of retail options. Additionally, the property benefits from close proximity to well regarded schools, including St Augustine's Catholic Primary School and The King's Academy.

This is a great Buy-to-Let investment as is currently occupied by a long standing Tenant of 20 years paying £525pcm. The property comes with a valid EICR and Gas Safety Certificate (CP12).

£60,000

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## LEASEHOLD INFORMATION

YEARS REMAINING - 91

GROUND RENT AND SERVICE CHARGE - TBC

## HALL

## LOUNGE

14'4" x 10'9" (4.37m x 3.28m)

## KITCHEN

9'7" x 8'5" (2.92m x 2.57m)

## BEDROOM

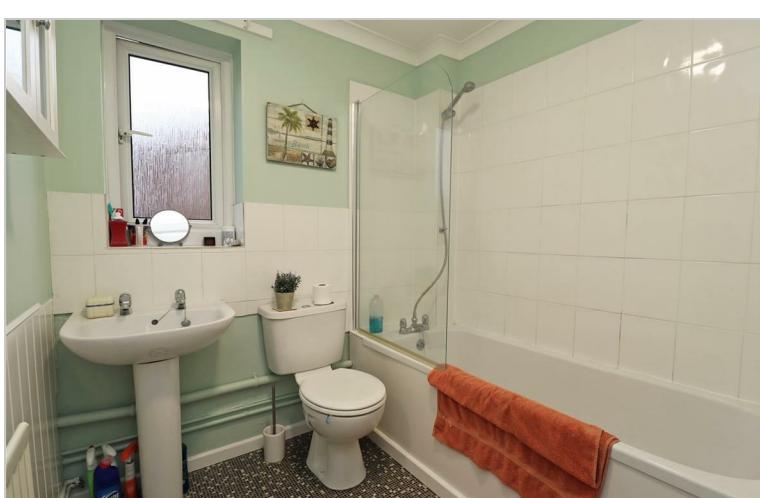
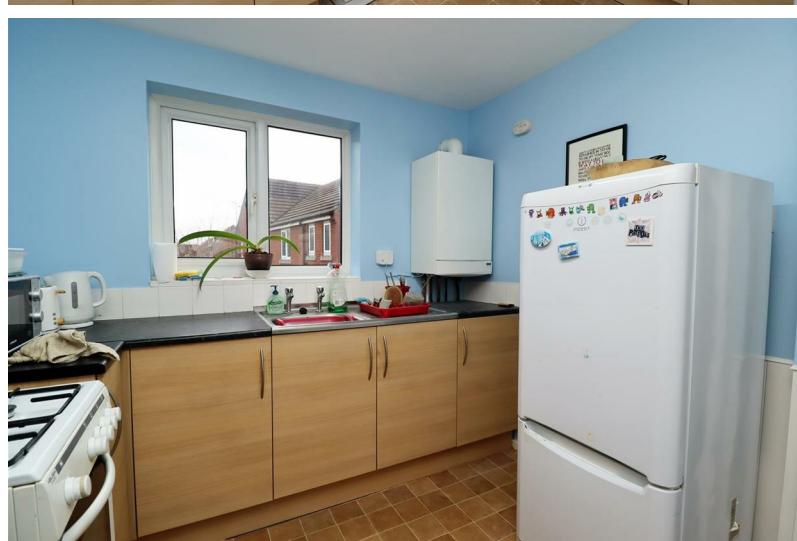
11'6" x 10'10" (3.51m x 3.30m)

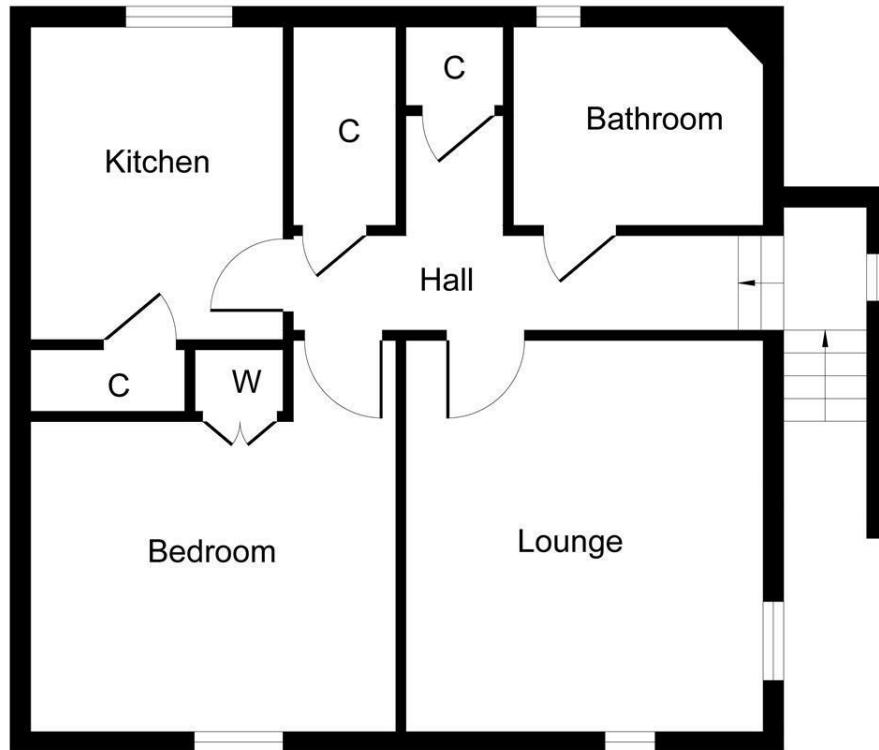
## BATHROOM

6'8" x 6' (2.03m x 1.83m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

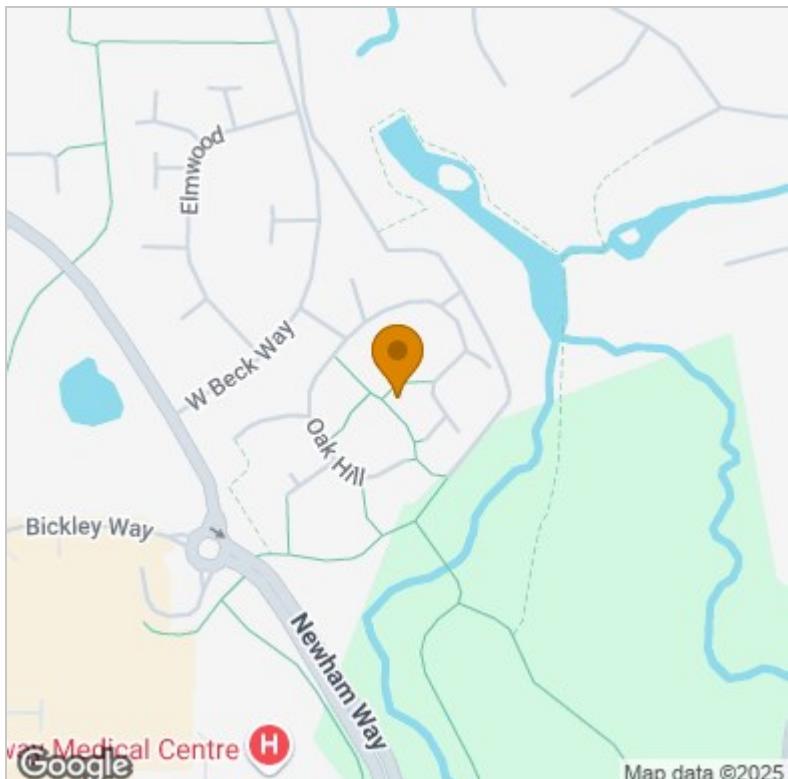




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## **VIEWING**

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.