

Albert Gate, Linthorpe, Middlesbrough, TS5 6JA

SOLD WITH TENANT IN SITU | 11.85% YIELD!

Situated within a popular modern development in the Linthorpe area, this first floor apartment offers an excellent opportunity for investors looking to add a ready-made rental property to their portfolio. Ideally located close to Albert Park, local shops, amenities and regular bus routes, the development is also within easy walking distance of Teesside University, Linthorpe Village and Middlesbrough Town Centre.

The apartment offers well-proportioned accommodation throughout, with an open plan living space providing a bright and welcoming setting. The lounge features French doors opening onto a Juliet balcony, while the fitted kitchen benefits from a range of integrated appliances and ample storage.

There are two bedrooms, with the principal bedroom benefiting from its own en-suite, alongside a further family bathroom.

Additional benefits include uPVC double glazing, electric storage heating and a secure intercom entry system.

Already let and being sold with a tenant in situ, currently paying £600 per calendar month, increasing to £650 per calendar month in January, this property offers an attractive rental income from day one. With a reported yield of approx 11.1%, it presents an appealing opportunity for investors seeking a hands-off addition to their portfolio.

£65,000

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HALLWAY

KITCHEN/DINING ROOM/LOUNGE
20'11" x 15' (6.38m x 4.57m)

BEDROOM ONE
10'2" x 7'11" (3.10m x 2.41m)

ENSUITE
9'3" x 5'1" (2.82m x 1.55m)

BEDROOM TWO
9'2" x 7' (2.79m x 2.13m)

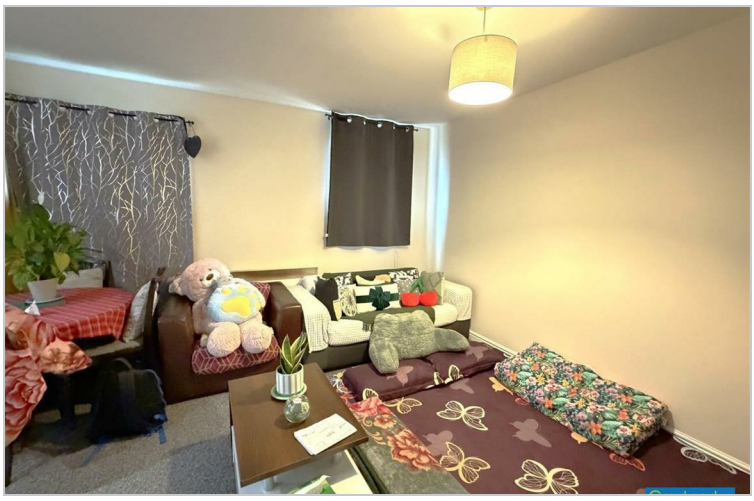
BATHROOM
11'7" x 5'3" (3.53m x 1.60m)

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.





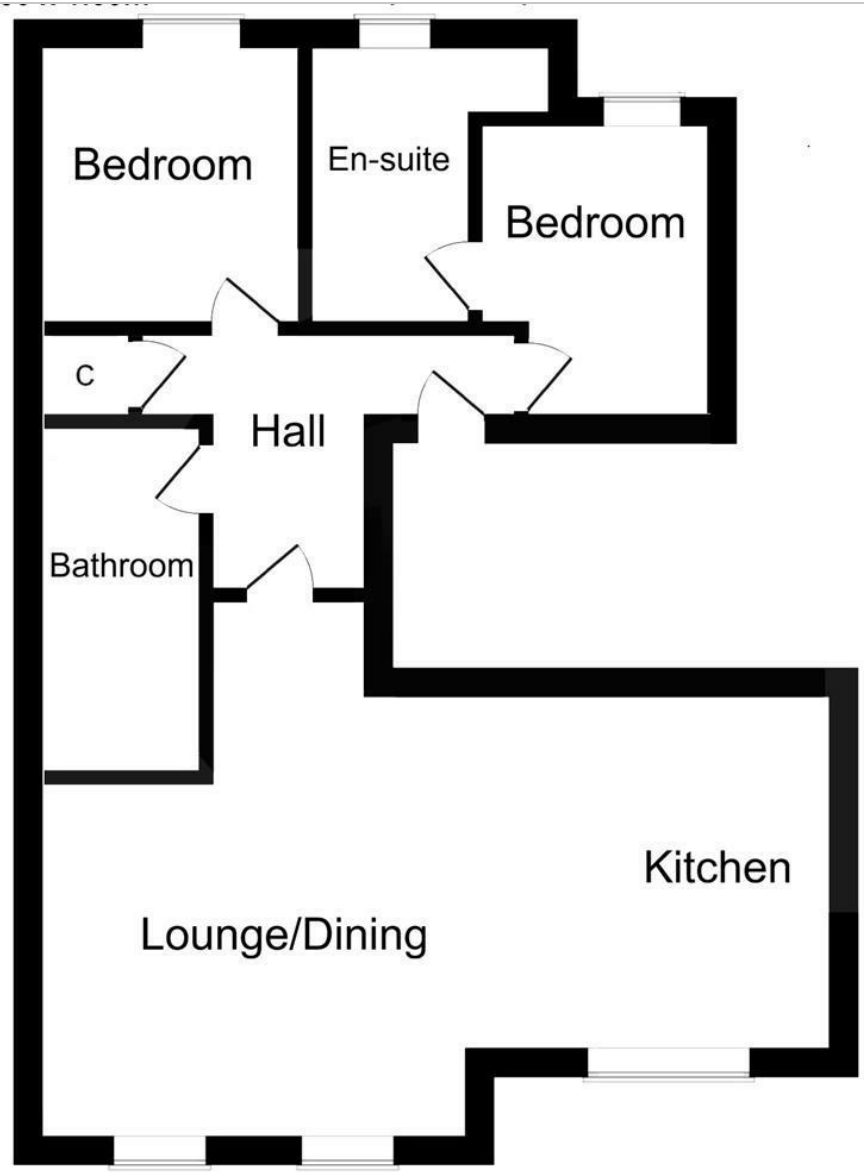






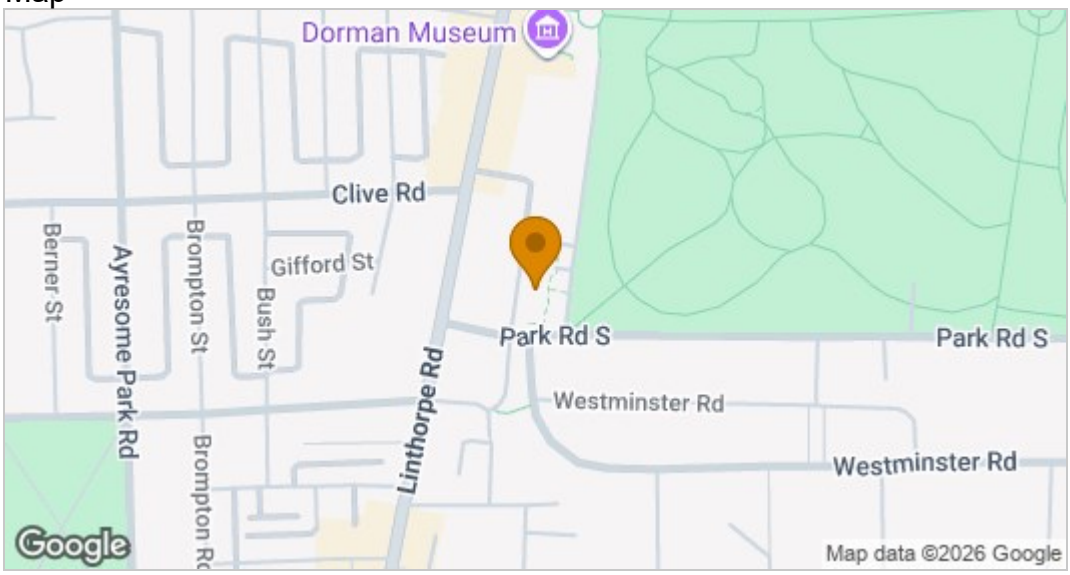


Floor Plan

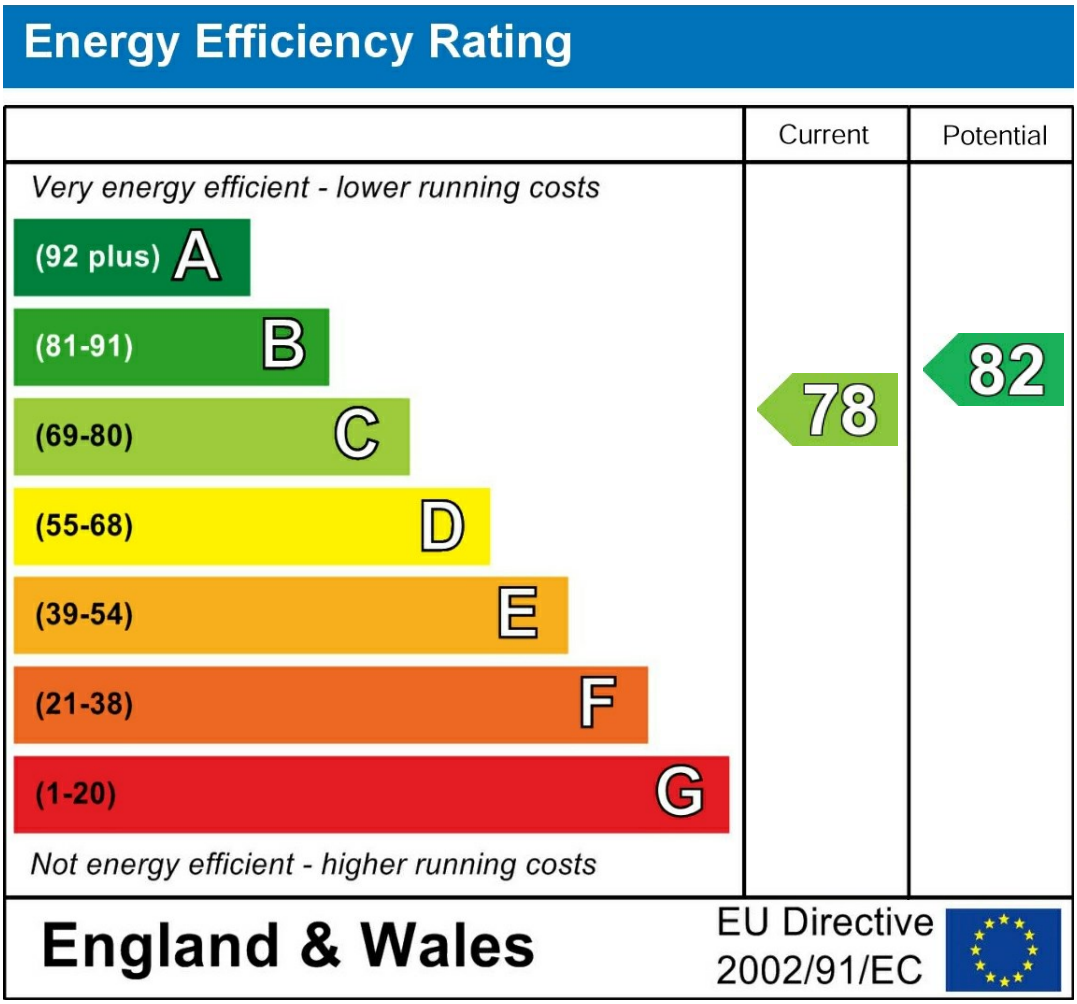


Not to scale. For identification only

Map



EPC graph



VIEWING

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

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