



## Flat 8, Coatham Court Coatham Road , Redcar, TS10 1TE

£50,000



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## ENTRANCE

10'8" x 3'0" (3.25m x 0.91m)

Stepping through a crisp white door from the shared corridor, you find yourself in a sunlit hallway. The space feels inviting, with natural light streaming in and illuminating the path to the kitchen, the reception room, and the bathroom, each doorway hinting at the character of the rooms beyond.

## KITCHEN

8'10" x 8'7" (2.69m x 2.62m)

The kitchen features a generous selection of cream-colored wall cabinets, base units, and drawers, all accented with sleek silver handles. Dark countertops create a striking contrast against the lighter cabinetry, giving the space a modern and inviting feel. A built-in oven sits neatly below a matching hob, while designated spaces accommodate free-standing appliances of your choice. Natural light pours in through a UPVC double glazed window, which offers a pleasant view of the rear yard.

## RECEPTION ROOM

12'10" x 8'7" (3.91m x 2.62m)

The reception room offers generous space, easily accommodating a comfortable two-piece suite while still leaving room for

streamlined storage options. A large UPVC double-glazed window fills the area with natural light, creating an inviting and airy atmosphere. Two small steps at one end of the room lead up to a cozy office nook, ideal for working from home or quiet study. An electric radiator provides consistent warmth throughout the year. From this main living space, there is direct access to the bedroom, making the layout both practical and seamless.

## BEDROOM

12'5" x 8'0" (3.78m x 2.44m)

The bedroom comfortably fits a double bed, with just enough room for a few larger storage pieces without feeling cramped. Natural light pours in through a UPVC double glazed window, brightening up the space and highlighting the crisp, white walls. An electric radiator is mounted on one side, keeping the room cozy no matter the season.

## BATHROOM

2'7" x 7'8" (0.79m x 2.34m)

The bathroom features a three-piece suite, consisting of a spacious step-in shower cubicle fitted with an electric shower, a hand basin, and a low-level toilet. Partially tiled walls add both style and practicality, while a frosted

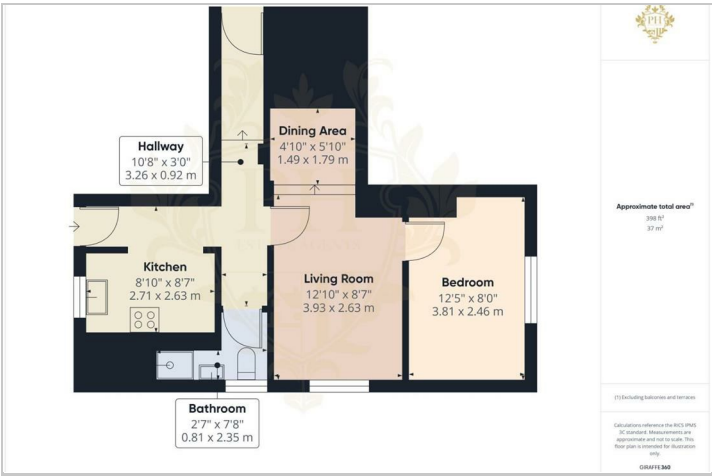
UPVC double glazed window lets in natural light yet maintains privacy. A contemporary towel warmer is also included, offering both comfort and convenience.

EXTERNAL

This property features communal parking and a cozy, well-kept yard, providing both convenience and a bit of outdoor space to enjoy. Located just minutes from the vibrant Redcar seafront, it's ideally positioned close to local amenities and reputable schools, making everyday life easy and accessible.

PROPERTY INFORMATION

GROUND RENT: £250 PER ANNUM  
SERVICE CHARGE £1,120  
BLOCK INSURANCE £362

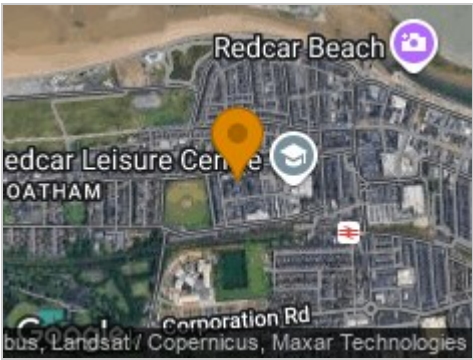




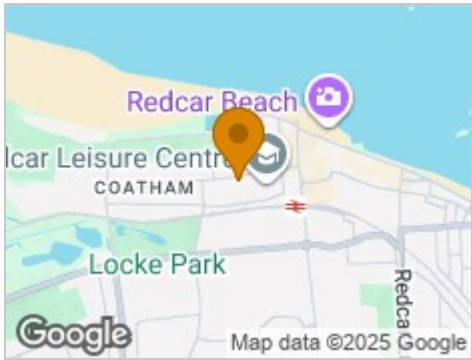
Road Map



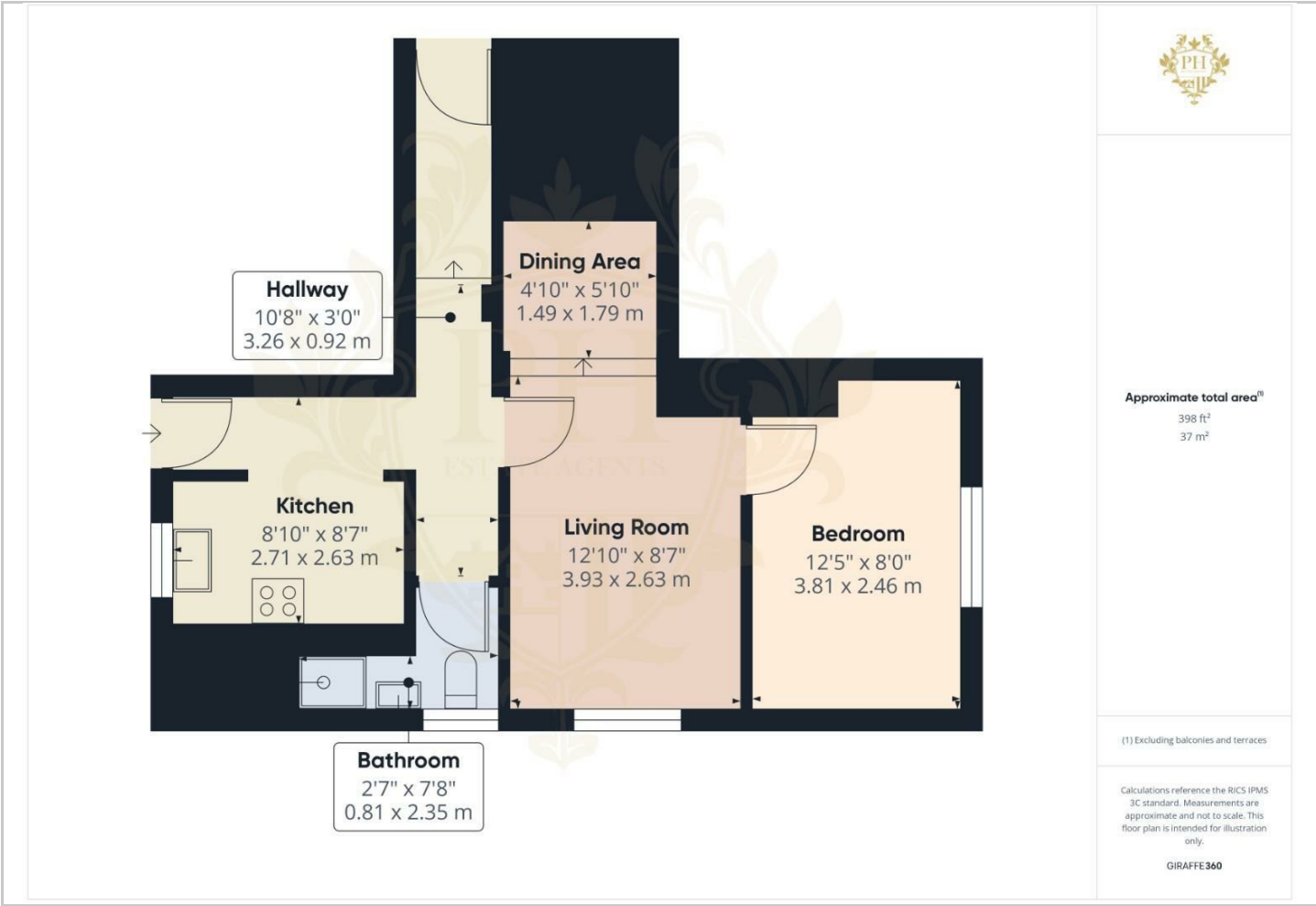
Hybrid Map



Terrain Map



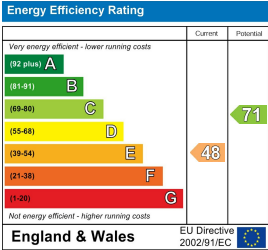
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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