PH ESTATE AGENTS

6-15 Rede House 73-75 Corporation Road,

, Middlesbrough, TS1 1LY

£35,000

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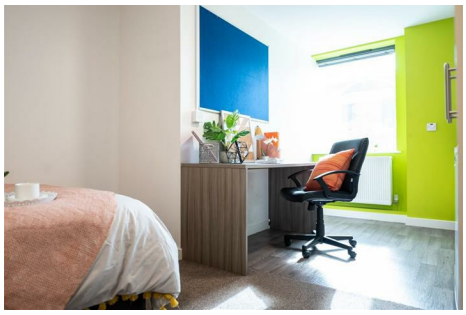


IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

• Valid passport or driving licence.

For Cash Purchases

• Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

• Evidence of deposit by way of a bank statement.

• Decision in principle from your lender.

• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

• Professional photography

• Detailed floor plans

• Virtual property tour

• Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

DETAILS

Situated in the dynamic heart of Middlesbrough, Rede House presents a compelling investment prospect for those looking to secure consistent rental income in the thriving student accommodation sector. This well-appointed one-bedroom student flat offers a turnkey investment with an assured tenancy, delivering a dependable revenue stream through to the conclusion of the academic year in 2025.

Positioned within easy reach of local universities and essential amenities, Rede House remains highly desirable among students, ensuring strong demand and sustained occupancy throughout the year. This consistent appeal makes it a strategic choice for investors seeking to capitalize on the resilient student rental market.

Designed with modern student living in mind, the flat features a thoughtfully arranged interior, including a comfortable bedroom, a

practical kitchenette, and a welcoming living space—all crafted to provide a convenient and stylish residence.

Currently tenanted and generating rental income, this property offers a straightforward investment experience with minimal management obligations. The secured tenancy agreement guarantees steady earnings until the end of the 2025 academic year, delivering both financial stability and peace of mind.

Beyond the apartment itself, Rede House boasts an array of student-focused amenities, including communal lounges, designated study spaces, and professional on-site management services. These facilities enhance the living experience and further strengthen the property's appeal among tenants.

Ideal for seasoned investors expanding their portfolio or newcomers seeking a reliable passive income opportunity, Rede House stands out as a prime investment in Middlesbrough's growing student housing market. With its sought-after location and secure tenancy, this property offers both immediate returns and long-term growth potential.

ENTRANCE

Step into luxury through the building's sophisticated entrance system. The ground floor welcomes you with not one, but two sleek key fob-secured doors, each adding a layer of safety and exclusivity. Beyond these, you'll discover an reception area where plush seating invites residents to linger, and a dedicated post collection point ensures convenience. The journey to your apartment continues through another secure door, where a smooth, modern elevator whisks you upward to your private sanctuary. This thoughtfully designed access sequence perfectly balances security with style, creating an impressive arrival experience that sets the tone for upscale living.

STUDIO

Tucked into a cozy corner, the studio apartment features an efficient kitchen nook where stainless steel appliances stand ready for your culinary adventures. The thoughtfully designed layout carves out enough room for a plush double bed, while built-in shelving and compact storage solutions make the most of every square inch, ensuring your space stays both functional and clutter-free.

BATHROOM

The bathroom features a modern three-piece suite that makes excellent use of the space. The centerpiece is a spacious step-in shower cubicle, equipped with a thermostat-controlled shower system that ensures perfect water temperature every time. A sleek hand basin provides ample space for your morning routine, while the low-profile toilet completes the essential fixtures. The clean lines and practical layout create an inviting, functional space perfect for daily use.

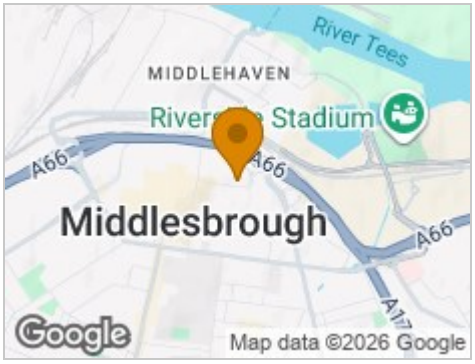
REDE HOUSE INFORMATION

https://www.xeniastudents.com/accommodation/middlesbrough/rede-house/

Road Map

Hybrid Map

Terrain Map

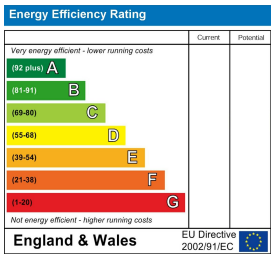


Floor Plan

Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

PH Estate Agents Limited 144 High Street, Eston, Middlesbrough, TS6 9EN
Tel: 01642 462153 Email: info@phestateagents.co.uk https://www.phestateagents.co.uk/