

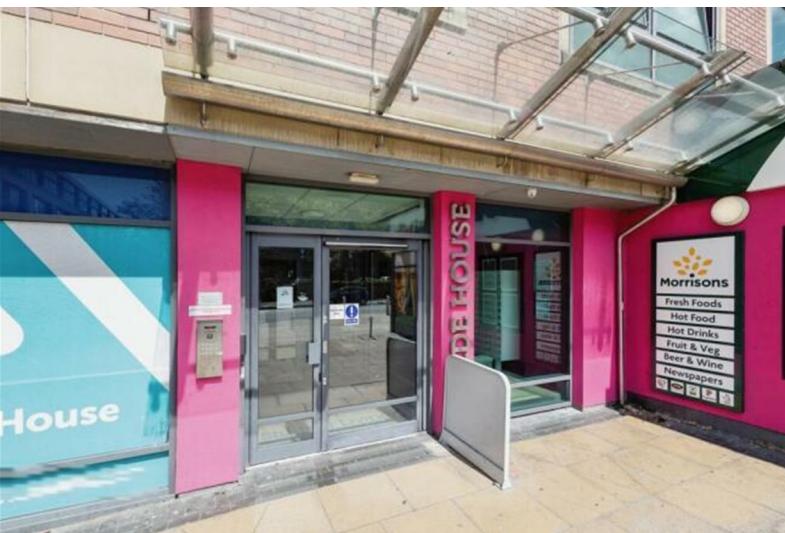


PH ESTATE AGENTS



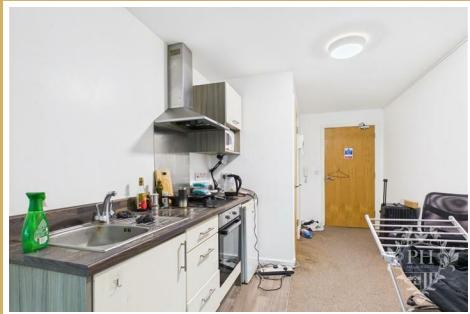
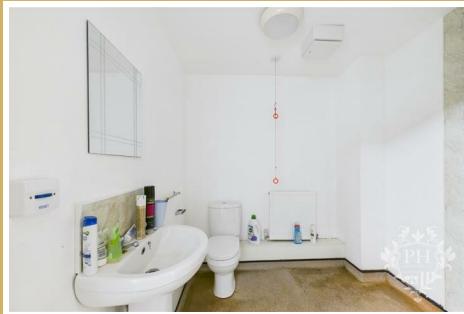
6-35 Rede House Corporation Road
, TS1 1LY

£31,000



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BUILDING 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.

BUILDING 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

8'7" x 26'9" (2.62m x 8.15m)

Step through a solid fire door and into the heart of this studio apartment, where a sleek, contemporary kitchen greets you. The kitchen features a built-in electric oven and a glass-ceramic hob, set against clean modern cabinetry, with plenty of room left for your favorite free-standing appliances. Move further in, and the space opens up, offering a cozy nook perfectly sized for a double bed, along with just enough built-in storage to keep your essentials tidy. A large UPVC window lets in natural light and gives you a clear view of the street outside, drawing your eye beyond the apartment's walls. Off the main living area, you'll find the wet room, easily accessible and designed for convenience.

WET ROOM

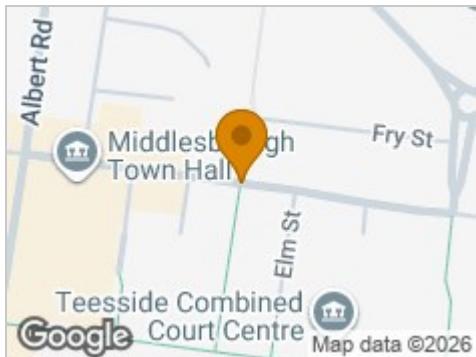
6'3" x 7'2" (1.91m x 2.18m)

You'll find the wet room just off the studio, offering a thoughtfully designed two-piece suite with a modern hand basin and a low-level toilet. The space is anchored by a thermostat-controlled shower set against sleek wall cladding, with waterproof flooring underfoot that makes the whole room feel clean and contemporary—a practical, stylish spot for daily routines.

IMPORTANT INFORMATION



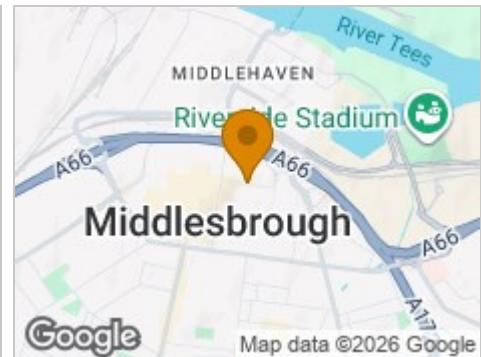
Road Map



Hybrid Map



Terrain Map



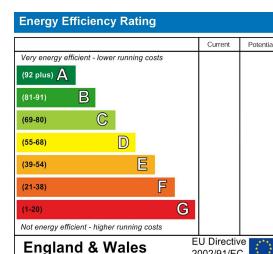
Floor Plan



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



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