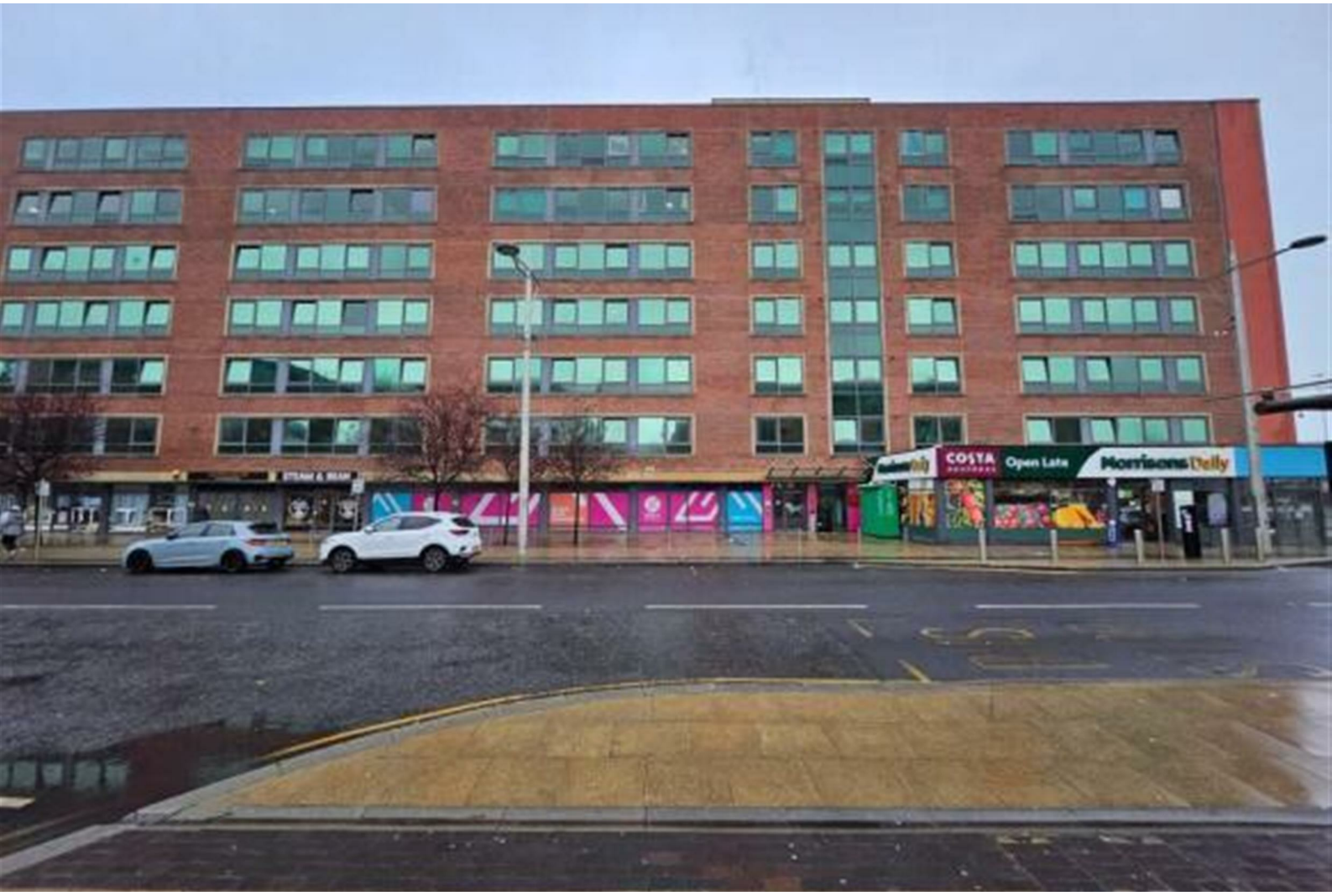
PH ESTATE AGENTS



418 Rede House 66-77 Corporation Road

, Middlesbrough, TS1 1LY

Offers Around £30,000

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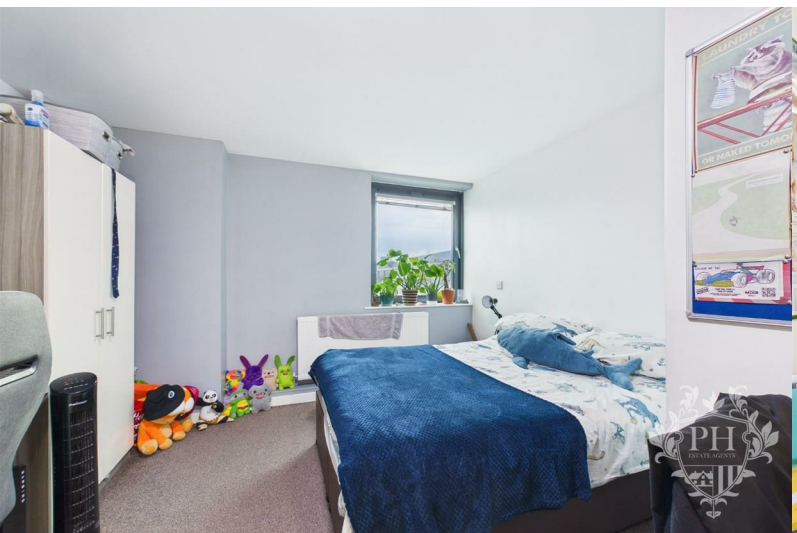



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IMPORTANT INFORMATION

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.

Lease Information

The property on Corporation Road is held on a long lease with 239 years remaining. The annual ground rent is £291.76, and the service charge is £205.56 per month.

The property is currently tenanted, generating a weekly rental income of £172.50, which is secured until mid-July 2026. Rent is paid on a weekly basis. Following this period, the rent is scheduled to increase by £20 per week, enhancing the future rental return.

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

8'5" x 24'11" (2.57m x 7.59m)

This studio apartment features an efficient, well-planned kitchen equipped with a built-in oven, ideal for convenient and effective meal preparation. The thoughtfully designed layout maximises space, offering compact storage solutions while comfortably accommodating a double bed. This smart use of space ensures the apartment remains practical, comfortable, and easily accessible.

Bathroom

3'9" x 7'3" (1.14m x 2.21m)

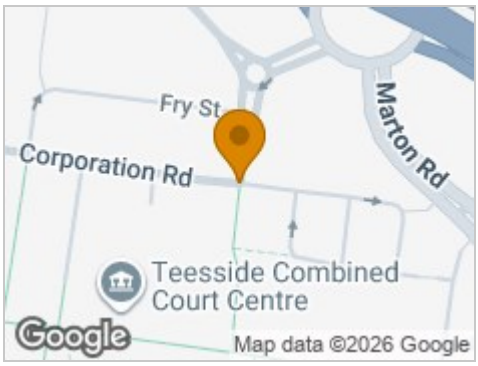
The bathroom comprises a modern three-piece suite, featuring a step-in shower equipped with a thermostat-controlled shower system. A sleek hand basin provides ample space for daily and morning routines, while a low-profile toilet completes the space, ensuring a clean, practical, and well-organised layout.

Rede House Information

https://www.xeniastudents.com/accommodation/middlesbroug
house/



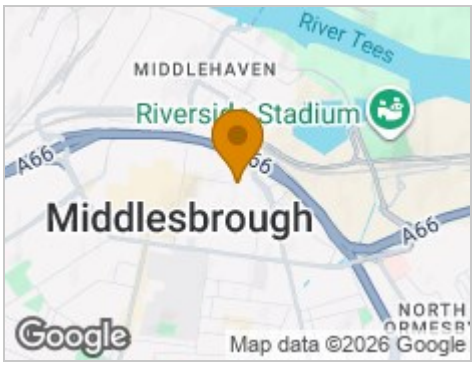
Road Map



Hybrid Map



Terrain Map

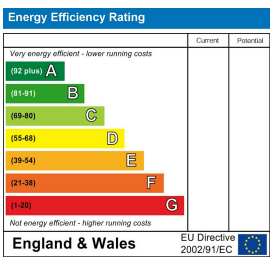


Floor Plan

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.

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