

LABURNUM HOUSE, COATHAM ROAD, REDCAR, TS10 1TA



FOR SALE BY AUCTION

***** Taking Bids Now *****

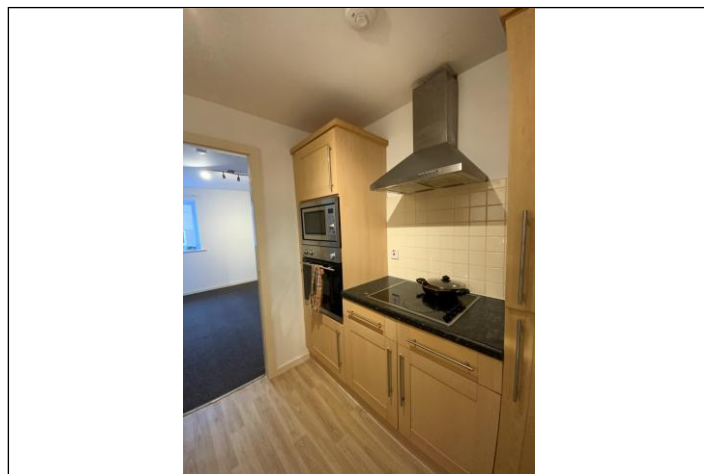
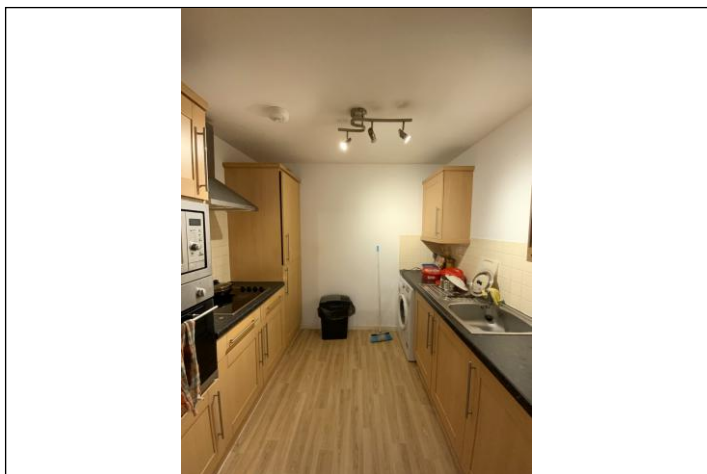
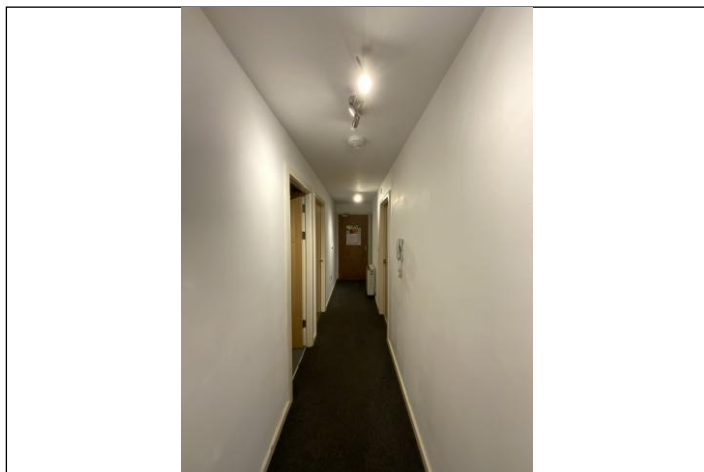
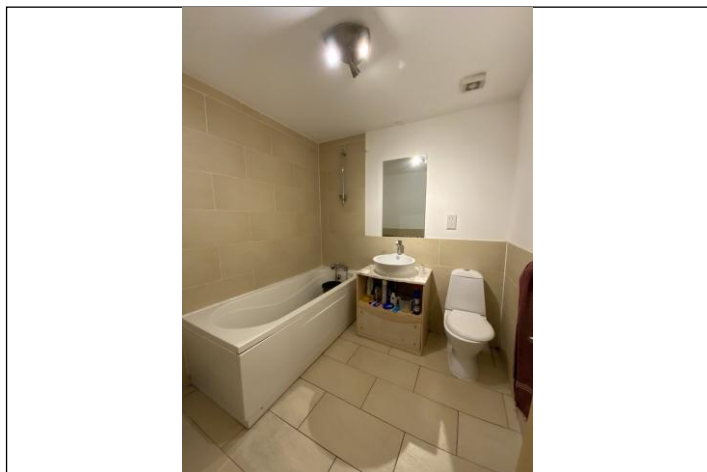


- ▲ Two Bedroomed Apartment
- ▲ 21ft Lounge/Diner
- ▲ Upper Floor with Lift
- ▲ Juliet Balcony
- ▲ Convenient Central Redcar Location
- ▲ Sold With or Without a Tenant in Situ
- ▲ Ideal for Landlords & Investors
- ▲ Residents Parking

Guide Price £32,500

www.michaelpoole.co.uk

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***
Taking Bids Now *** Option 1

www.agentspropertyauction.com

Located within a central and convenient area of Redcar within minutes of the Town and Sea Front. Sold With or Without a Tenant in Situ, so Ideal for Landlords or Investors.

Early viewing is essential.

ACCOMMODATION

HALL - 5.79m x 1.06m (19' x 3'6")

Neutral decoration with panelled doors to all rooms including a handy store room, wall mounted electric heater and intercom system.

LOUNGE/DINER - 3.67m x 6.64m (12' x 21'9")

A brilliant size room with neutral decoration, upvc window and French doors with Juliet balcony, wall mounted electric heater, doors to the hall and kitchen.

KITCHEN - 2.38m x 2.60m (7'10" x 8'6")

Shaker style fitted kitchen with integrated electric oven, microwave and hob with a stainless steel extractor hood, integrated fridge/freezer and plumbing for washing machine, part tiled walls, spot light lighting and oak vinyl flooring.

BEDROOM 1 - 3.16m x 2.77m (10'4" x 9'1")

A double room with neutral decoration and wall mounted electric heater.

BEDROOM 2 - 2.48m x 2.77m (8'2" x 9'1")

Double room with neutral décor, electric heater and upvc window.

BATHROOM - 2.25m x 2.40m (7'5" x 7'10")

Fitted with a white suite with an over bath shower attachment, extractor fan, tiled flooring, chrome electric towel radiator and part tiled walls.

TO VIEW: Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG

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EXTERNAL

Externally the property benefits from residents parking and an intercom entry system.

Mains Utilities
Electric Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS NOTE:

Ground Rent - £200 PA
Service/Maintenance Charge - £3,000 PA Approximately

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

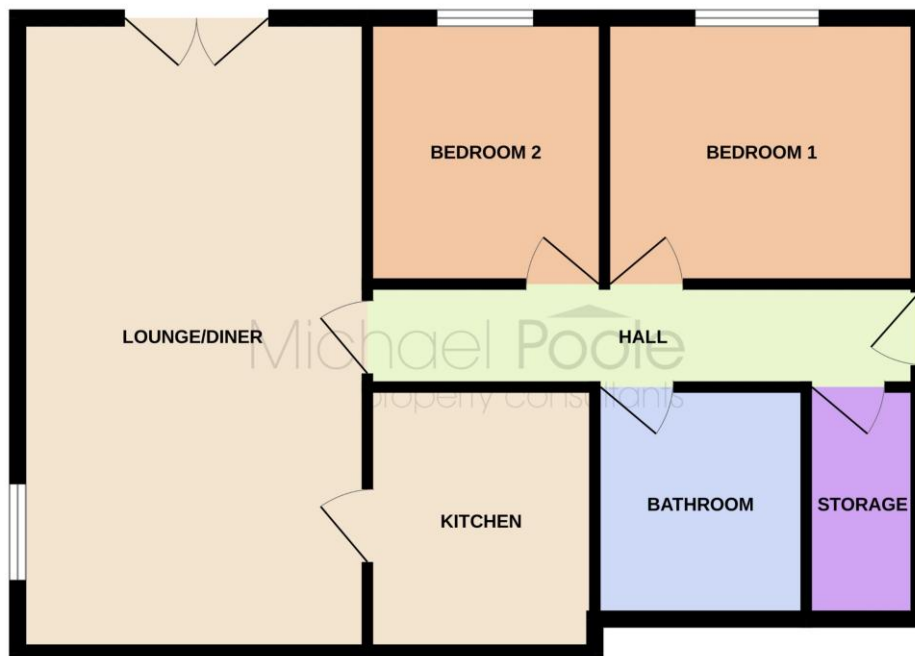
AGENTS REF: - CF/GD/RED241386/12032025

Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Redcar office on

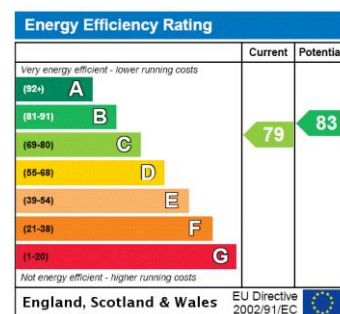
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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