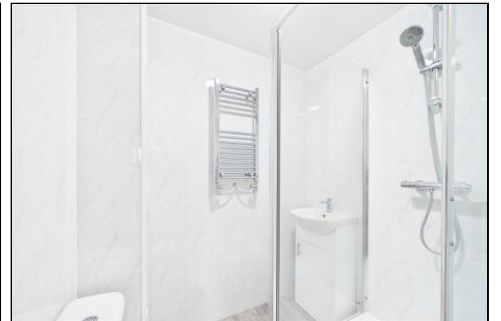


NEWCOMEN TERRACE, REDCAR, TS10 1DB



- ▲ Substantial apartment block investment opportunity
- ▲ Two self-contained flats
- ▲ Each flat offering four bedrooms
- ▲ Most rooms have en-suite facilities
- ▲ Recently fully refurbished throughout
- ▲ Modern shared living facilities

- ▲ Walking distance to town centre and amenities
- ▲ Strong rental investment potential
- ▲ Ideal addition to buy-to-let portfolio
- ▲ Excellent transport and commuter links nearby

£319,950

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NEWCOMEN TERRACE, TS10 1DB



Situated on the sought-after seafront of Newcomen Terrace in Redcar, this substantial and recently refurbished apartment block presents an excellent ready-made investment opportunity for landlords and portfolio investors alike.

The property has undergone a comprehensive refurbishment throughout and is currently configured as two spacious self-contained flats, each offering four bedrooms alongside shared living facilities. Finished to a modern standard, the accommodation provides bright and well-appointed interiors designed to suit the growing demand for shared rental accommodation.

Occupying a prime coastal position, the property enjoys easy access to Redcar's beachfront whilst remaining within comfortable commuting distance of the town centre, local amenities and transport links. The versatile layout and generous accommodation make this an attractive proposition for investors seeking strong rental potential in a popular residential location.

A rare opportunity to acquire a sizeable multi-unit investment property in a prominent seafront setting.

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

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

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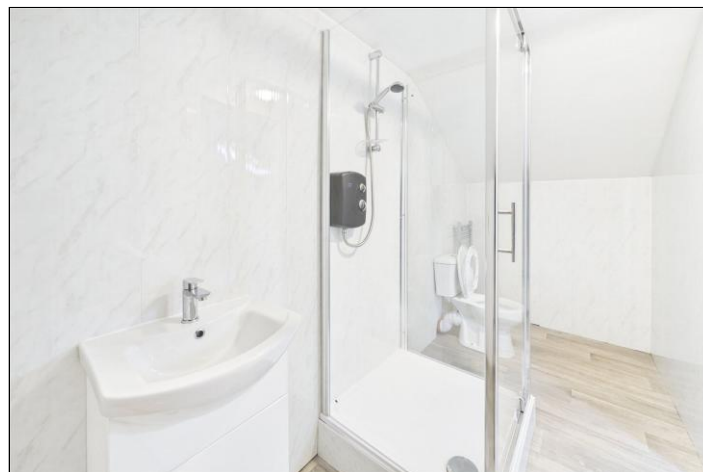
NEWCOMEN TERRACE, TS10 1DB

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Council Tax Band: A for Flats 1 & 2

Tenure: Freehold

TO VIEW: Contact our Redcar office on Tel: **01642 285041**



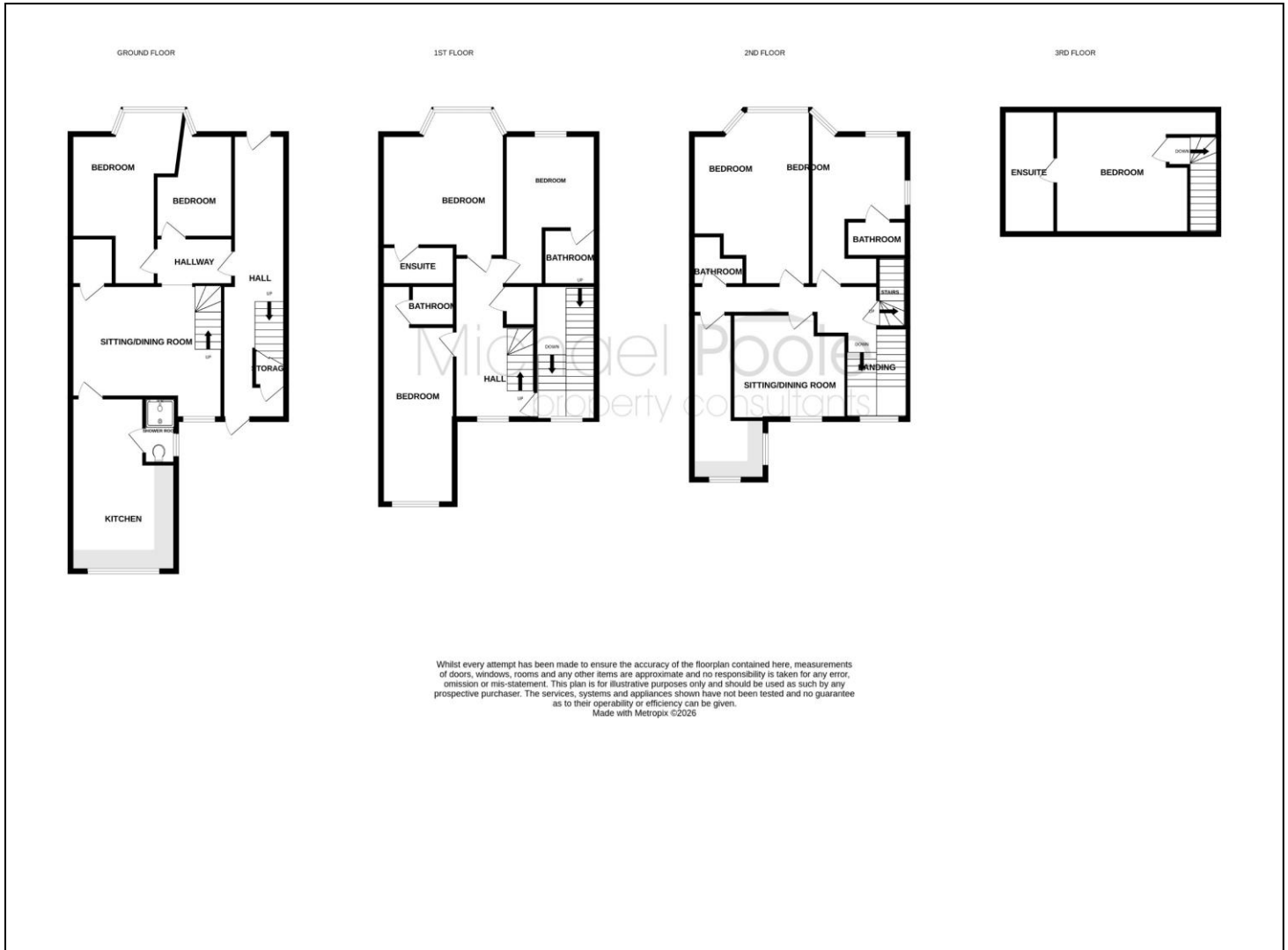
NEWCOMEN TERRACE, TS10 1DB

Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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