



2 bed apartment to buy in TS24

Warren Road, Queens court, Hartlepool,
Durham, TS24 9DP

£30,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Chain free

Property features

- ✓ Tenant in situ – immediate return
- ✓ Tenanted investment opportunity
- ✓ £475 PCM rental income
- ✓ 12.0% annual rental yield
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

This is a fantastic opportunity to acquire a well-presented, tenanted investment property, ideally located within the popular coastal town of Hartlepool. This stylish two-bedroom apartment offers an immediate and reliable income stream, currently generating £475 per calendar month, equating to an impressive 12.0% annual rental yield, making it an excellent addition to any landlord's portfolio.

Upon entering, you are welcomed by a bright and inviting entrance area, seamlessly leading through to the main living accommodation. The apartment benefits from two well-proportioned bedrooms, both offering comfortable and practical living space for tenants. These are served by a well-maintained, modern bathroom, finished to a good standard and in keeping with the property's overall aesthetic.

Situated within a pleasant residential setting, the property enjoys close proximity to a range of local amenities, transport links, and everyday conveniences, enhancing its appeal to tenants and ensuring continued rental demand.

Offered with a tenant already in situ, this property provides a ready-made investment with immediate returns, while also presenting future potential for first-time buyers or investors alike.

Early interest is expected—secure this excellent investment opportunity in the ever-popular Hartlepool market today.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 79

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £30,000

Property Type: Apartment

USPs: Chain free

Parking: Allocated

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



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| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | 82 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Warren Road, Queens court, Hartlepool, Durham, TS24 9DP

Contact your local branch today for more information on this property:

235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>

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