



Flat 4 Dukeport Court

Stockton-On-Tees, TS18 2JG

Offers in excess of £40,000



OPEN TO OFFERS! An Ideal Investment Opportunity With The Potential To Achieve Around £450pcm. For Sale With The Advantage Of No Onward Chain & Vacant Possession. A Top Floor Apartment With One Double Bedroom, Office Space (Separate Room) & Plenty Of Storage. A Delightful Dual Aspect Living Room (Possible Second Bedroom) Offers Views Over The Parking Bays. Benefits Also Include A Recently Installed Kitchen With A New/Unused Built-In Oven & Hob, Spacious Bathroom With White Three Piece Suite & Recently Re-Decorated Throughout Along With New Carpets & Flooring.

The Ground Rent/Service Charge Is Approximately £150 per Year Combined. Energy Efficiency Rated C - Scoring 73 With The Potential To Be 76 - Council Tax Band A. The Leaseholder Is Thirteen Group With Approx 105 Years Remaining.

The Gas Combi Boiler Is Approximately 1 Year Old. The Vendor Informs Us A Request Is Pending/Approved To Have The Windows Updated. Off-Road Parking Is Available To The Bays Opposite.



Location

From Portrack Lane, Turn Onto St Annes Terrace. Follow The Road To The End And Turn Right Onto Ouseport Road. On The Left-Hand Side You Will See Off-Road Parking Bays. Dukeport Court Is Opposite On The Right-Hand Side.

- Thornaby Railway Station - 7 Minute Drive
- Asda Supermarket, McDonalds & Other Popular Shops/Trade Outlets - 3 Minute Drive
- Norton Hight Street & Village Green - 7 Minute Drive/25 Minute Walk
- Stockton High Street - 4 Minute Drive/19 Minute Walk
- Tees Barrage International White Water Centre- 6 Minute Drive/24 Minute Walk
- Stockton Riverside College & Durham University - 5 Minute Drive/17 Minute Walk

Excellent Commuter Access With Nearby Road Links, The A19 & A66 Just Minutes Away. Distance Times Estimated Using Google Maps.

Accommodation Comprises:

Entrance Hallway

Entrance Door, Staircase To The First Floor, Door Leading To The Rear Of The Property.

First Floor Landing

Storage Cupboard, Door Leading To The Office/Study, Door Leading To The Inner Hallway, Window.

Office/Study

Window, Space For A Small Desk & Chair.

Inner Hallway

Doors Leading To The Bathroom, Bedroom, Kitchen & Lounge, Loft Access Via Hatch, Storage Cupboard Housing To The Combi Boiler.

Lounge

10'9" x 10'4" (3.30m x 3.15m)
Window, Radiator.

Kitchen

6'11" x 14'7" (2.11m x 4.47m)
Fitted With A Range Of Base, Wall & Drawer Units, Worksurface Incorporating Stainless Steel Sink & Mixer Tap, Hob With Overhead Extractor Fan, Built-In Oven, Space For Washing Machine & Fridge Freezer, Spotlights, Radiator, Window.

Double Bedroom

10'5" x 10'9" (3.20m x 3.28m)
Window, Radiator.

Bathroom

Fitted With A White Three Piece Suite Compromising; Hand Wash Basin, Bath, W.C, Radiator, Window.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: A

Estimate = £1,426

Lease Information:

- Lease Start Date - 14/03/2004
- Lease End Date - 15/03/2129
- Lease Term - 125 Years From 15 March 2004
- Lease Term Remaining - 105 years

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

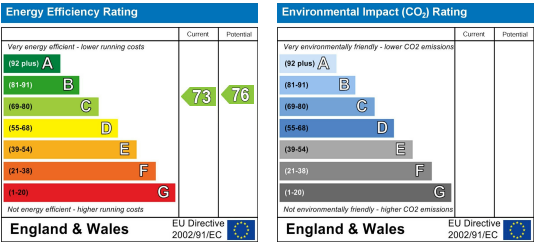
Area Map



Floor Plans



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.