



**24 Clough Close**  
Middlesbrough, TS5 5DW

Offers In Excess Of £57,500

# 24 Clough Close

## Middlesbrough, TS5 5DW



- Two Bedroom First Floor Apartment with Balcony
- Turnkey Investment Opportunity
- Desirable Tenant Location for Quality, Long-Term Tenants
- Total payable to Sinclair Gardens every 6 months: £1015.84 per flat. (Ground Rent, Reserve Fund, Service Charge, Insurance etc.)
- Buyers Fees Applicable
- Potential Rental Income of £650PCM
- Sought After Location of Linthorpe, TS5
- Currently Vacant With Option Of Buying Tenanted
- Potential Gross Yield of 13.2%
- Closely Situated to Middlesbrough Town Centre, Public Transport Routes, Amenities and Schooling

### Tenanted Two-Bedroom Third Floor Apartment

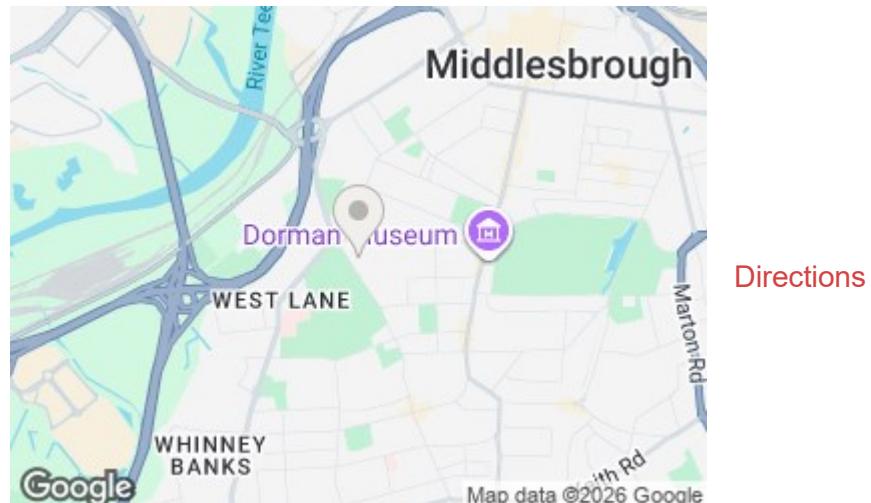
We are delighted to bring to the market this well-presented two-bedroom first floor apartment, situated within the popular Ayresome Park development, TS5.

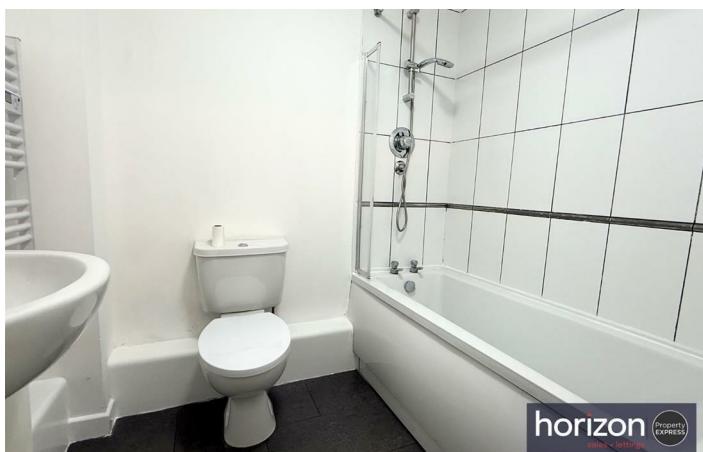
The property is ideally located close to local shops and amenities, with excellent transport links and easy access to the A66. Additional benefits include double glazing, electric heating, and an allocated parking space.

The apartment is newly tenanted and refreshed with new carpets throughout! An income of £650PCM is being achieved making this an ideal turnkey investment, in a great area attracting high quality tenants.

Internally, the accommodation briefly comprises an entrance hallway, fitted kitchen, spacious living room, two double bedrooms, and a family bathroom.

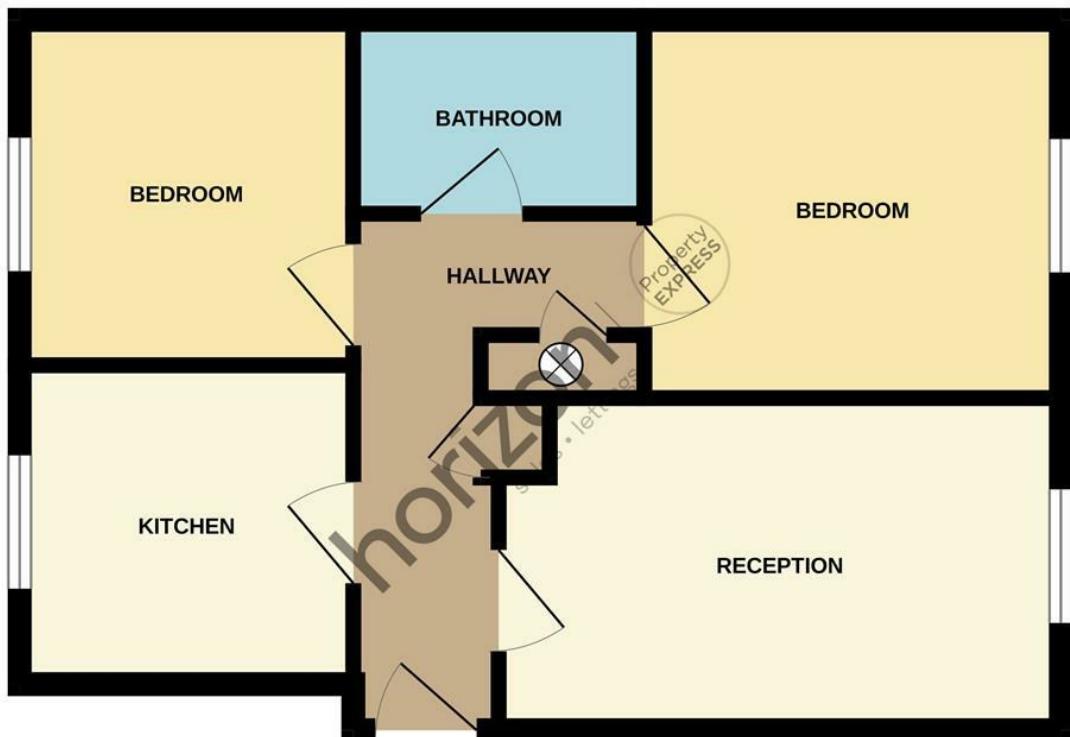
A Buyer's Premium Fee of £1,500 + VAT is applicable.





## Floor Plan

GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484sq.ft. (45.0 sq.m.) approx.  
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC