



## 2 bed apartment to buy in TS24

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

**£30,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

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

Allocated parking

Chain free

## 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



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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