Langdales
Professional Estate & Letting Agents

Douglas Court, Middlesbrough TS4 2EE

Reduced: **£49,950** EPC Rating: **B**

An excellent opportunity to purchase a contemporary two-bedroom apartment within the sought-after Douglas Court development. Available with tenant in situ, the property offers an immediate income stream generating £7,140 per annum making the property a perfect purchase for both first-time landlords looking to enter the buy-to-let market and experienced investors alike seeking to expand their portfolio. Situated within a modern and well-maintained apartment block, the property offers stylish, low-maintenance accommodation designed to appeal to a wide range of tenants. The apartment benefits from a bright and spacious layout, contemporary fixtures and fittings, and a modern finish throughout. Douglas Court enjoys a highly convenient location in the heart of Middlesbrough, with excellent access to local amenities, shopping facilities, restaurants, and leisure attractions. The property is particularly well positioned for access to the town centre, major road networks, and public transport links, making it attractive to professionals, students, and healthcare workers alike. The nearby university and hospital facilities further support strong and consistent tenant demand within the area.

This is a fantastic opportunity to secure a turnkey investment property with an established tenant already in place offering immediate returns and long-term growth potential, this modern apartment represents a valuable addition to any investment portfolio.

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ENTRANCE HALL With entry door, built in storage cupboard housing water tank and electric panel radiator. Decorated with colour washed walls and laminate floor covering.

LOUNGE With double glazed window to the rear elevation, electric panel radiator, telephone and television connection points. Decorated with colour washed walls and laminate floor covering.

KITCHEN Fitteed with a contemporary range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel 1 ½ drainer sink unit with mixer tap, integrated electric oven and hob with stainless steel canopy style extractor fan, integrated fridge freezer, plumbing for automatic washing machine and electric panel heating radiator. Decorated with colour washed walls and laminate floor covering.

BEDROOM ONE With double glazed window to the rear elevation, electric panel radiator, telephone and television connection points. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO With double glazed window to the rear elevation and electric panel radiator. Decorated with colour washed walls and carpet floor covering.

BATHROOM Fitted with a suite comprising of panelled bath with shower head mixer tap, wash hand basin and push button wc and towel rail. Decorated with part tiled and colour washed walls and cushioned floor covering.

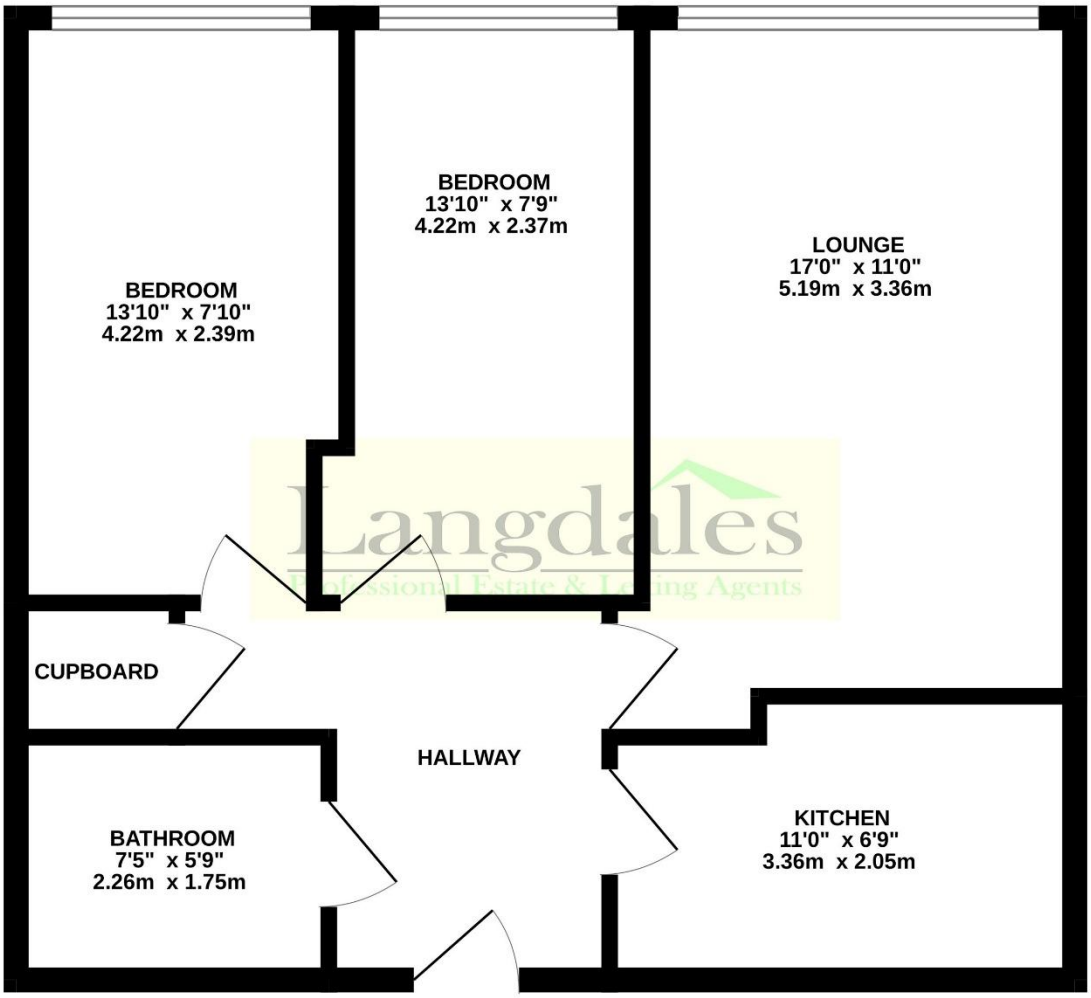
EXTERNAL

Externally there is unallocated parking

COUNCIL TAX BAND B

TENURE Leasehold

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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