

**Auction**

2 bed apartment to buy in TS4

The Ladle, Marton, Middlesbrough, North Yorkshire, TS4 3SL

£78,000

 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Two Double Bedrooms plus
- ✓ Sought After Marton Location
- ✓ Potential Rental Yield of 10%
- ✓ Beautiful and Modern Presentation Throughout
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TO BE SOLD VIA ONLINE AUCTION – FEES APPLY.

We're delighted to present this beautiful two-bedroom top floor apartment, situated in the highly sought-after area of Marton, Middlesbrough. Boasting a modern interior, stunning views over Stewart Park, and excellent access to James Cook University Hospital along with major transport links including the A66 and A19, this exceptional apartment offers both style and convenience in equal measure.

The property also presents an excellent investment opportunity, with the potential to achieve a rental income of approximately 10% yield, making it an attractive purchase for both investors and owner-occupiers alike.

Accessed via a secure intercom entry system, the apartment immediately impresses with its stylish décor and spacious layout. The welcoming entrance hall leads into a bright and airy open-plan living, kitchen and dining area, flooded with natural light and providing the perfect space for relaxing or entertaining guests.

There are two generously sized bedrooms, both beautifully presented and finished to a high standard, creating calm and comfortable spaces to unwind after a busy day.

The apartment further benefits from two well-appointed bathrooms, thoughtfully designed with quality fixtures and fittings that add a touch of luxury and practicality.

Situated in the heart of Marton, the property is ideally placed within easy reach of local shops, restaurants and leisure facilities, including the beautiful Ormesby Hall gardens and parkland just a short walk away. Externally, the apartment benefits from its own private parking space as well as ample visitor parking on site.

For added value and peace of mind, the property also benefits from the ground rent being paid for the year (January–December 2026) and service charges paid up to 30th September 2026, both included within the sale.

To arrange a viewing, contact Pattinson today.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 99

Annual Ground Rent Amount: £217.00

Ground Rent Review Period: 2027 Jan

Annual Service Charge Amount: £1,996.00

Service Charge Review Period: 2027 January

Price: Starting Bid £78,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

Entrance Hall



Open Plan Lounge Kitchen/Diner

5.51m x 4.47m (18'0" x 14'7")



Lounge Area



Kitchen Area



Master Bedroom

4.77m x 3.20m (15'7" x 10'5")



En-suite



Bedroom Two

3.07m x 3.07m (10'0" x 10'0")

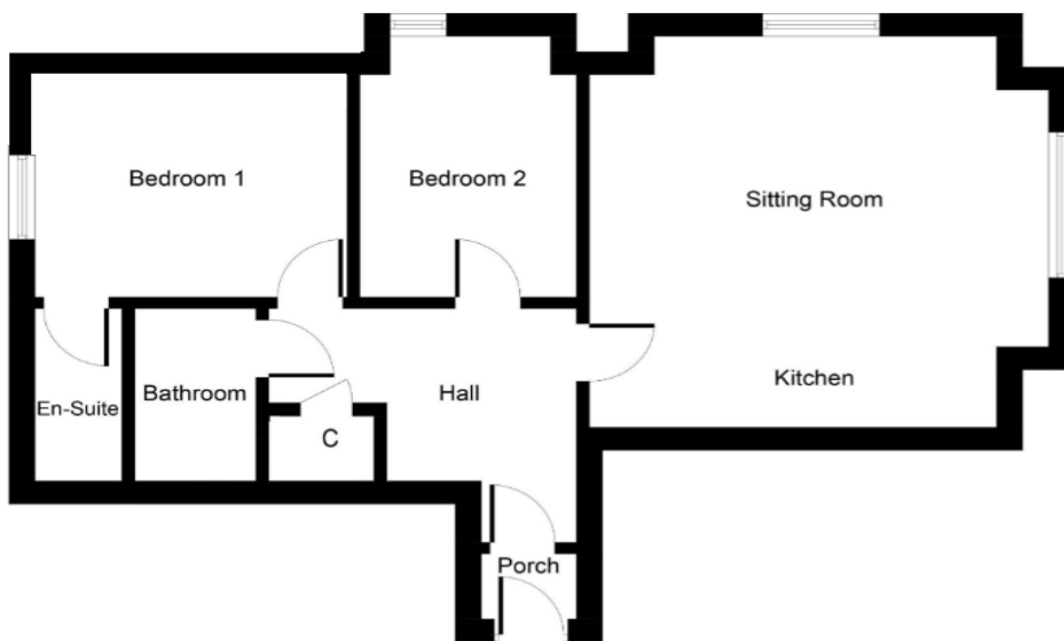


Bathroom



Externals





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

The Ladle, Marton, Middlesbrough, North Yorkshire, TS4 3SL

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

20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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