



## 1 bed apartment to buy in TS17

Newport House, Thornaby Place,  
Thornaby, Stockton-on-Tees, Durham,  
TS17 6SH

**£35,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One-bedroom apartment
- ✓ Third Floor
- ✓ Sold with tenant in situ £525pcm
- ✓ Secure communal entrance
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Investment Opportunity – Sold with Tenant in Situ | Current Rental Income £525 PCM

An excellent opportunity to acquire a well-presented one-bedroom apartment within the popular Newport House development in Thornaby, offered for sale with a tenant in situ and currently generating a rental income of £525 per calendar month.

Located in a convenient riverside setting, this modern apartment provides an attractive turnkey investment for landlords seeking immediate income from day one. The accommodation briefly comprises an entrance hall, a spacious open-plan living and kitchen area, a generous double bedroom and a contemporary bathroom suite.

Newport House is ideally situated close to a range of local amenities, shops, leisure facilities and transport links, with easy access to Stockton-on-Tees, Middlesbrough and the wider Tees Valley area. The development continues to be popular with tenants due to its convenient location and low-maintenance living.

The property benefits from a secure communal entrance, double glazing and allocated parking (subject to confirmation).

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £700.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £35,000

Property Type: Apartment

Parking: Allocated

Heating: Electric



## Front Exterior

The property is accessed via a secure communal entrance with intercom system, leading into a well-maintained communal hallway. Externally, the development benefits from allocated and visitor parking, attractive landscaped surroundings, and a modern façade, creating an impressive first impression for residents and guests alike



## Entrance Lobby

The building benefits from a welcoming and well-maintained communal entrance hall, featuring secure access, modern décor, and staircase access to the upper floors. The spacious reception area creates an excellent first impression and is regularly maintained, providing a clean and inviting environment for residents and visitors alike.



## Living Room

*3.80m x 3.20m (12'5" x 10'5")*

A bright and well-proportioned living space featuring a double-glazed window providing natural light, neutral décor and fitted carpet. The room offers ample space for both lounge and dining furniture and benefits from an open-plan layout flowing into the kitchen area, creating an ideal space for modern living and entertaining. Wall-mounted electric heater and ceiling light point.



## Kitchen

*2.50m x 1.50m (8'2" x 4'11")*

Fitted with a range of wall and base units incorporating complementary work surfaces and tiled splashbacks. Featuring an inset stainless steel sink and drainer, electric hob with oven below and space for freestanding appliances including a fridge/freezer and washing machine. The kitchen benefits from laminate flooring, ceiling lighting and an open-plan layout to the living area, providing a practical and functional space for everyday living.



## Bedroom 1

*3.30m x 3.20m (10'9" x 10'5")*

A spacious double bedroom offering ample room for a double bed and additional bedroom furniture. The room benefits from neutral décor, fitted carpet and a double-glazed window allowing for good levels of natural light. Door leading to the adjoining accommodation, with ceiling light point and electric heater, creating a comfortable and practical sleeping space.

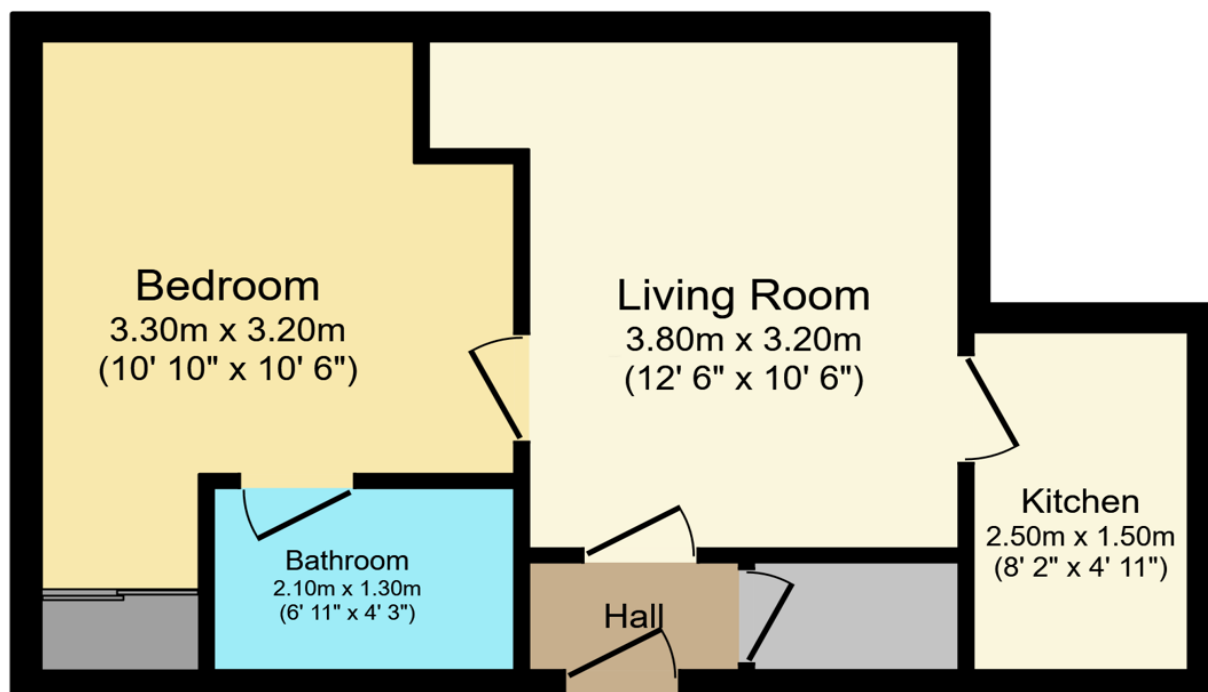


## Bathroom

*2.10m x 1.30m (6'10" x 4'3")*

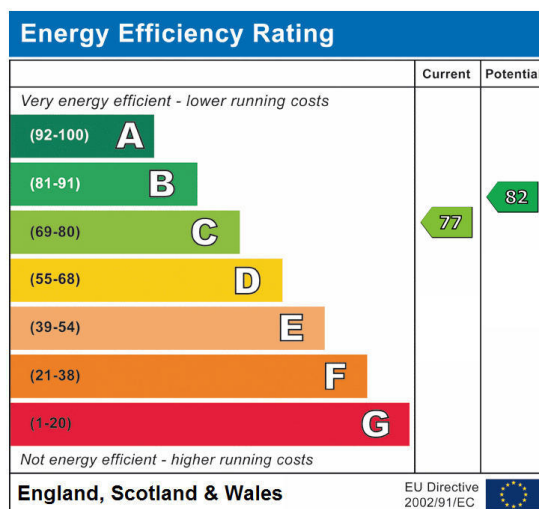
This bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over and tiled surround, low-level WC, and pedestal wash hand basin. The space is finished with neutral décor and contemporary flooring, creating a bright and practical room ideal for everyday use





Total floor area: 33.8 sq.m. (363 sq.ft.)

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

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