

**FOR SALE**



## **Admiral Chaloner, Guisborough**

**2 Bedrooms, 1 Bathroom, Ground Floor Flat**

**Offers Over £100,000**



## Admiral Chaloner, Guisborough

2 Bedrooms, 1 Bathroom

Offers Over £100,000

- Investment Opportunity
- Tenant in situ
- Ground Floor Apartment
- Close to Town Centre
- Great for first time buyer

FULL DESCRIPTION Martin and Co are pleased to offer this ground floor apartment for sale which is being marketed as an investment opportunity, would also be great for a first time buyer. Offered with tenant in situ currently on a 6 month contract until 20th April 2024 with a rental income of £595 pcm.

The apartment is situated close to Guisborough Town Centre which is ideal for bus routes, shops and local amenities. The apartment also benefits from a carpark and would be an ideal purchase for investors with a yield of approx 7%. This spacious two bedroom apartment benefits from lovely high ceilings. Briefly comprising of: Entrance lobby, entrance hallway, living room, fitted kitchen, large bathroom, two bedrooms and ample storage. Call Martin and Co now to arrange a viewing 01287 631 254

### INTERNALLY

COMMUNAL ENTRANCE With post boxes and stair access to other apartments.

ENTRANCE LOBBY Vinyl flooring, two large storage cupboards (one housing water tank).

ENTRANCE HALL 18' 5" x 3' 7" (5.61m x 1.09m) Wall mounted electric heater and vinyl flooring.

LOUNGE 15' 3" x 13' 1" (4.65m x 3.99m) To rear aspect. Vinyl flooring, wall mounted electric heater and two sash windows.

KITCHEN 10' 7" x 9' 5" (3.23m x 2.87m) Range of wall, base and drawer units with stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, laminate flooring and inset lighting.







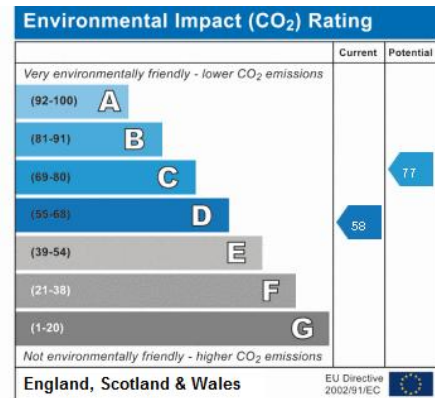
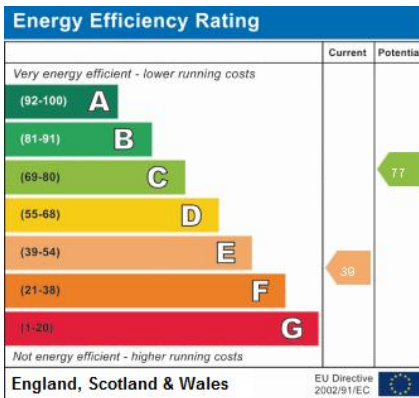
**BEDROOM 1** 14' 6" x 7' 4" (4.42m x 2.24m) To rear aspect. Wall mounted electric heater and two sash windows.

**BEDROOM 2** 10' 8" x 7' 3" (3.25m x 2.21m) To rear aspect. Wall mounted electric heater and sash window.

**BATHROOM** Part tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath with traditional mixer shower tap, glazed shower screen, extractor, tiled flooring and wall mounted electric heater.

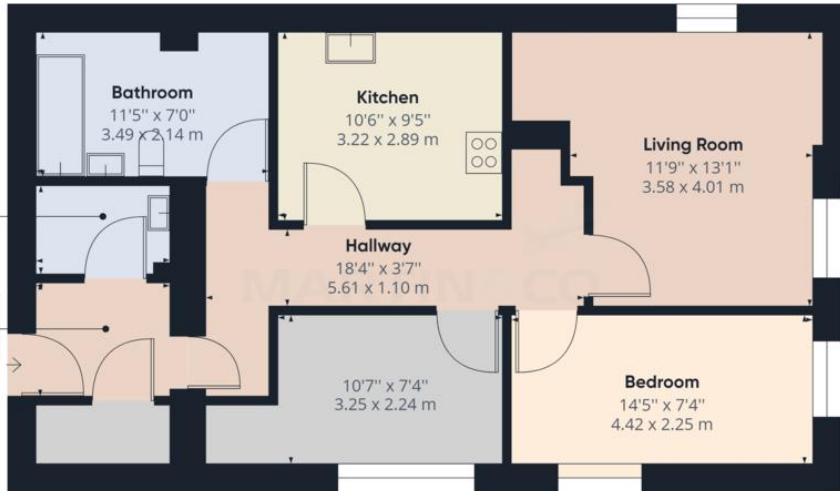
**EXTERNALLY** Off road parking bays.











**Utility Room**  
6'8" x 4'0"  
2.05 x 1.24 m

**Hallway**  
6'7" x 5'6"  
2.02 x 1.68 m

**Bathroom**  
11'5" x 7'0"  
3.49 x 2.14 m

**Kitchen**  
10'6" x 9'5"  
3.22 x 2.89 m

**Living Room**  
11'9" x 13'1"  
3.58 x 4.01 m

**Hallway**  
18'4" x 3'7"  
5.61 x 1.10 m

10'7" x 7'4"  
3.25 x 2.24 m

**Bedroom**  
14'5" x 7'4"  
4.42 x 2.25 m

**Approximate total area<sup>(1)</sup>**  
745.28 ft<sup>2</sup>  
69.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Guisborough

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.