

**COATHAM COURT, COATHAM ROAD, REDCAR, TS10 1TE**



**FOR SALE BY AUCTION**

**\*\*\* Taking Bids Now \*\*\***



- ▲ Ground Floor Flat/Apartment
- ▲ One Bedroom
- ▲ Convenient Central Location
- ▲ Minutes to the Town & Sea Front
- ▲ Ideal Starter Home or Buy to Let
- ▲ Sold with a Sitting Tenant
- ▲ Resident Parking

**Guide Price £29,950**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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\*\*\* For Sale By Auction \*\*\* Taking Bids Now \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Ideal as a ready made investment or starter home, this ground floor one bedroom apartment with resident parking is centrally located, brilliant for local amenities and is within minutes of the beach and stray. Sold with a sitting tenant.

**GROUND FLOOR**

**HALL - 2.29m x 1.42m (7'6" x 4'8")**

With neutral decoration including carpet, and doors to all rooms.

**LOUNGE/DINER - 4.83m (15'10") reducing to 3.7m (12'2") x 2.29m (7'6") reducing to 1.37m (4'6")**

An open plan style room to the kitchen with neutral decoration, programable electric heating, intercom system linked to the main entrance and twin UPVC windows.

**KITCHEN - 1.22m (4') reducing to 0.86m (2'10") x 3.18m (10'5")**

A shaker style fitted kitchen with contrasting roll edge worktops, integrated electric oven and hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, tiled flooring, extractor fan, and UPVC window.

**BEDROOM ONE - 6.43m (21'1") reducing to 3.35m (11') x 2.74m (9') reducing to 0.97m (3'2")**

A roomy double room with neutral décor, wall mounted electric heater and twin UPVC windows.

**BATHROOM - 1.07m x 3.1m (3'6" x 10'2")**

White suite with electric shower, extractor fan, part tiled walls, electric towel radiator, tiled flooring and UPVC window.

**EXTERNALLY**

**PARKING**

The flat benefits from resident parking.

**TO VIEW:** Tel: 01642 285041  
 30-32 Station Road, Redcar, TS10 1AG

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**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

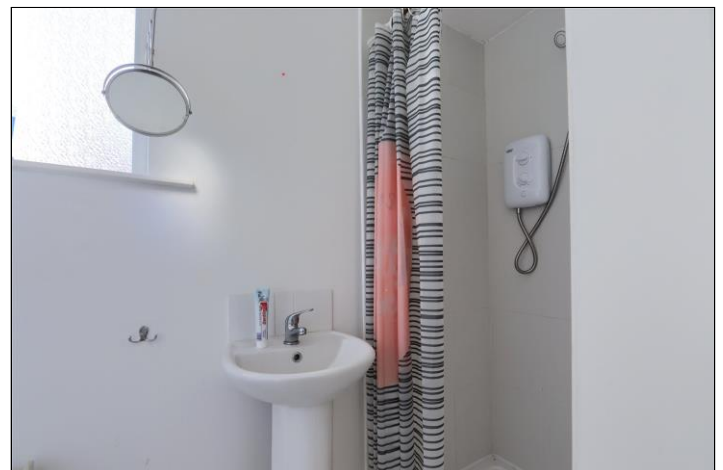
**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**AGENTS REF:** - CF/LS/RED220852/09012023

**Council Tax Band:** A      **Tenure:** Leasehold

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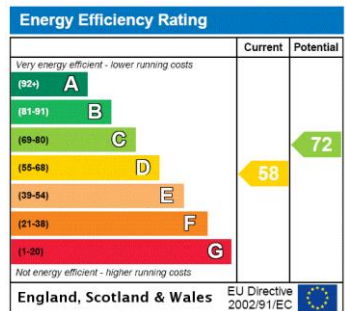


GROUND FLOOR



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. Made with Metropex iC2023

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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