



2 Lytton Street | Middlesbrough | TS4 2BP

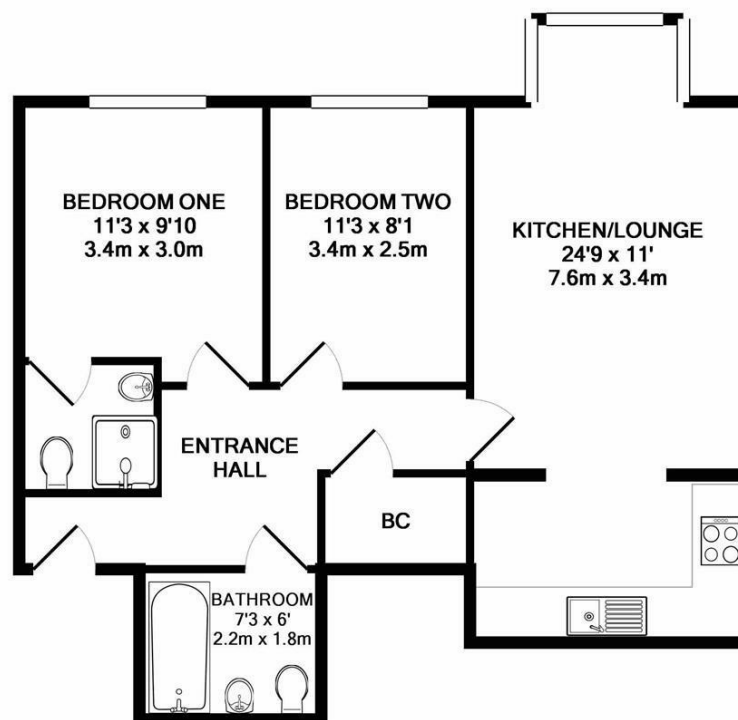
£625 PCM



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2 BED, FURNISHED WITH PARKING. An excellent ground floor, two bed apartment in the popular Lytton House development. The property comprises two double bedrooms, hall, hall cupboard, bathroom with shower over bath, en suite to master bedroom, open plan living and dining room through to fitted kitchen. Located less than a mile to Middlesbrough town centre, and approximately a 12 minute walk to Teesside University. Also providing convenient access to the A66 & Middlesbrough Rail Station.

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- ALLOCATED PARKING
- FURNISHED
- LESS THAN 1 MILE TO MIDDLESBROUGH TOWN CENTRE
- BATHROOM & EN SUITE
- FITTED KITCHEN
- INTERCOM
- OPEN PLAN LIVING & DINING ROOM
- CONVENIENT FOR A66 & MIDDLESBROUGH RAIL STATION



TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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