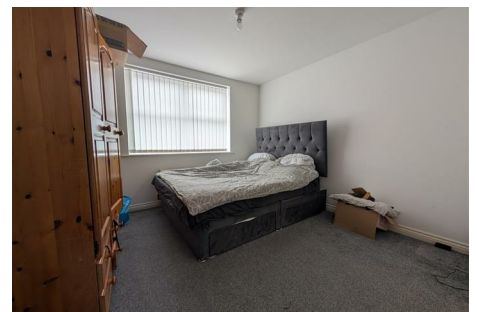




Flat 16, 5, Beadnall House Lingwood Court  
Thornaby, TS17 0BF

Asking Price £60,000

# Flat 16, 5, Beadnall House Lingwood Court

## Thornaby, TS17 0BF



- Buy to let investment opportunity
- First floor apartment
- Allocated parking
- Buyers Fees May Apply
- Sold with a tenant in situ Paying £570PCM
- Gas central heating via combination boiler
- EPC rating B
- Two Bedrooms
- uPVC double glazing
- Leasehold (Charges apply - please call for further details)

Investment Opportunity – Two-Bedroom Apartment – Beadnall House, Thornaby, TS17 0BF

Located within the well-maintained Beadnall House development in Thornaby, this modern two-bedroom first floor apartment presents a fantastic investment opportunity, being sold with a long-term tenant in situ, paying £570pcm (8% net yield)

Positioned on a sought-after residential estate, the apartment offers bright and well-proportioned accommodation, comprising a welcoming entrance hallway, spacious open-plan lounge and kitchen with integrated appliances, two bedrooms (one double, one single), en suite shower room and a contemporary family bathroom. The property also benefits from secure entry access, allocated parking, and well-kept communal areas.

Conveniently situated for access to local shops, amenities, and transport links, including Thornaby Train Station and major road networks, this property is ideal for investors seeking a ready-made buy-to-let with immediate rental income.

### Key Features:

Two-bedroom first floor apartment in Beadnall House

Sold with a tenant in situ – immediate income potential

Open-plan living/kitchen area with modern fittings

Secure entry system and allocated parking

Well-connected location near local amenities and transport routes

Ideal investment for landlords looking to expand their portfolio

For further details on the tenancy and rental income, please contact the agent.



[Directions](#)



Floor Plan

FIRST 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.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 82      | 82        |
| (69-80) C                                   |         |           |
| (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                     |         |           |