



KNIGHT KNOX

INVESTMENT OPPORTUNITY

MARLBOROUGH COURT



SALTBURN-ON-SEA

Long-term monthly income from a property
you own, structured to run without your time.





WHY I RECOMMEND THIS OPPORTUNITY

Firstly, thank you for taking the time to look through this opportunity and for your interest.

Having worked with property investors for many years, I know that the priorities are often the same - reliable monthly income, ownership of a tangible asset, and an investment that doesn't come with the ongoing demands of traditional buy-to-let.

Marlborough Court in Saltburn-by-the-Sea reflects that well. It offers investors the opportunity to own a completed, income-generating property in an established coastal location, without the day-to-day involvement that often comes with managing a standard rental property.

For those looking to generate long-term rental income from property, while keeping the investment as hands-off as possible, this type of opportunity can offer a compelling alternative. It's also worth noting that opportunities of this nature are typically released in limited numbers and often attract strong interest from investors seeking predictable, long-term income from a professionally managed asset.



Tom Cooper

Tom Cooper - Sales Manager

LONG-TERM RENTAL INCOME OPPORTUNITY

Now open for investment. Knight Knox is introducing a selection of fully furnished apartments within a completed Specialist Supported Housing development, structured to provide long-term monthly rental income without the day-to-day responsibilities of running a buy-to-let.

You retain full ownership of the apartment and receive the rental income, while a professional management provider oversees tenants, maintenance, and ongoing operations on your behalf.

This opportunity is being presented in a defined number of units and introduced to investors on a suitability basis. It is suited to those seeking a structured, income-focused property investment that is time-efficient, hands-off, and designed to be held over the long term.





WHO THIS OPPORTUNITY IS SUITED TO

This investment is best suited to individuals who:

Are seeking long-term, monthly rental income

Want to own property without managing tenants or maintenance

Prefer a hands-off, professionally managed approach

Have capital available for long-term investment

Are looking for a time-efficient way to invest

It is particularly relevant for:

- Busy professionals
- Overseas investors
- First-time property investors seeking a structured model
- Existing investors looking to diversify without increasing workload

THE INVESTMENT

Here's exactly what you get:

Purchase for £182,000

10% NET returns

Two-bedroom apartment

Fully-furnished with fixtures & appliances

Located in Saltburn-On-Sea

No set-up or refurbishment required

You retain full ownership & can keep, sell after 3 years, or pass on the asset.

No ground rent or service charges. The lease is fully repairing and insuring, so building costs are not your responsibility

Residents, maintenance, & day-to-day running are handled by the housing provider, Nurture Housing Association



Property ownership structured for long-term rental income



Annual rent increases linked to inflation, plus an extra 1% after the first year of ownership (runs April to April)



Fully furnished and set up with the lease already in place - no sourcing, refurbishing, or setup required

25 YEAR RENTAL CONTRACT

25-year contract with a housing association, who take full responsibility for managing the property - covering everything from tenant relations to ongoing maintenance and repairs with no ongoing costs for you.

For investors, this long-term agreement offers added peace of mind, ensuring the property is professionally overseen and supported by a reliable rental structure.



YOUR INVESTMENT EXPLAINED

Marlborough Court delivers 10% NET returns. With rents projected to rise by 2% annually, here's how your investment could perform over 25 years.

Purchase for £182,000 (cash-only)

10% NET returns

£1,516: NET monthly income

£18,200: NET annual income

£455,000: NET return after 25 years

2% projected annual rental increase *

Potential returns with projected increase: **£582,859 ***

* All financial information contained within this document is provided as a guideline and projection only, is subject to change and does not constitute a contract. As with any investment, contract be aware that your capital may go up or down. All statistics correct as of the date of publishing 07.04.2026



The estimated 2% annual uplift gives you:



£127,859.64 more income over the 25-year contract



Monthly income increases from around £1,516 to over £2,400

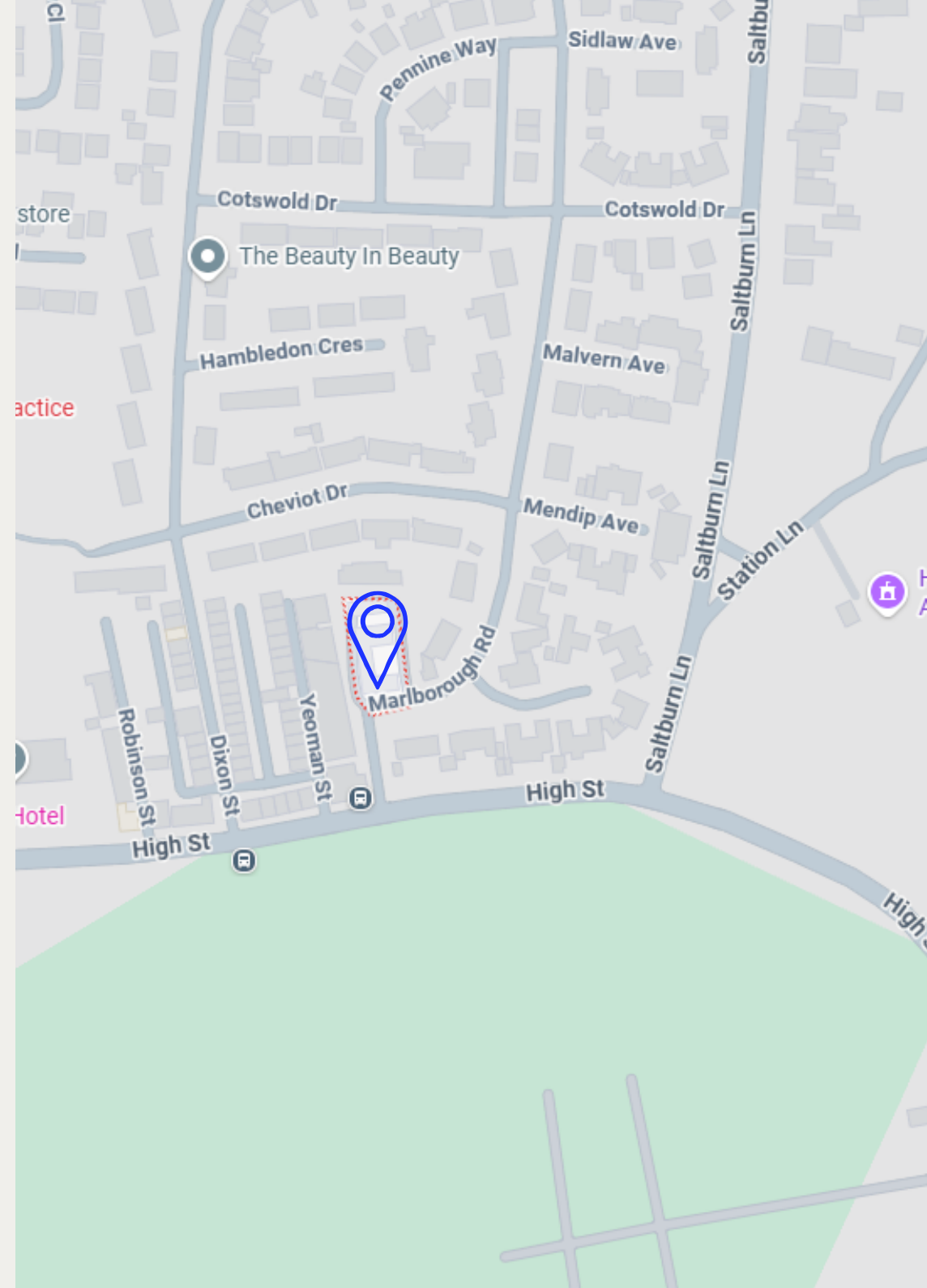


THE LOCATION

Located in the coastal town of Saltburn-by-the-Sea, the property benefits from a well-established residential setting with access to a range of everyday amenities, including supermarkets, healthcare services, pharmacies, transport links and green space.

With Saltburn train station nearby and convenient access to surrounding towns, the location offers both practicality and connectivity for residents.

- ✓ East Cleveland Hospital - the closest hospital option, in Brotton, roughly 3 km away.
- ✓ Access to supermarkets and convenience shopping, supporting everyday essentials without reliance on long-distance travel
- ✓ Nearby rail connectivity via Saltburn station, providing access to surrounding towns including Redcar and Middlesbrough
- ✓ A balanced mix of convenience and connectivity, supporting practical, day-to-day living requirements





A SECTOR THAT'S NOT JUST GROWING - IT'S VITAL

WHY SPECIALIST SUPPORTED HOUSING?

Specialist supported housing isn't just a smart investment - it's a way to create lasting impact.

Across the UK, there's a growing shortage of quality supported housing for vulnerable adults. Your investment helps bridge that gap, easing pressure on the NHS and council care services, while providing safe, modern homes where people can live with independence and dignity.

Backed by a 25-year contract with a professional care provider, specialist supported housing offers long-term stability and reliable returns - unlike more speculative property types.

With Knight Knox, you can earn consistent income while making a real social difference.

WHY KNIGHT KNOX

MAKING PROPERTY INVESTMENT SIMPLE SINCE 2004

Since 2004, Knight Knox has simplified property investment with ready-to-go, high-yield buy-to-let opportunities - perfect for busy or first-time investors.

We handle the hard work, sourcing completed and off-plan properties with higher-than average NET returns, so you can enjoy passive income without the hassle.



Investor-first approach,
only offering high-yield,
quality opportunities.



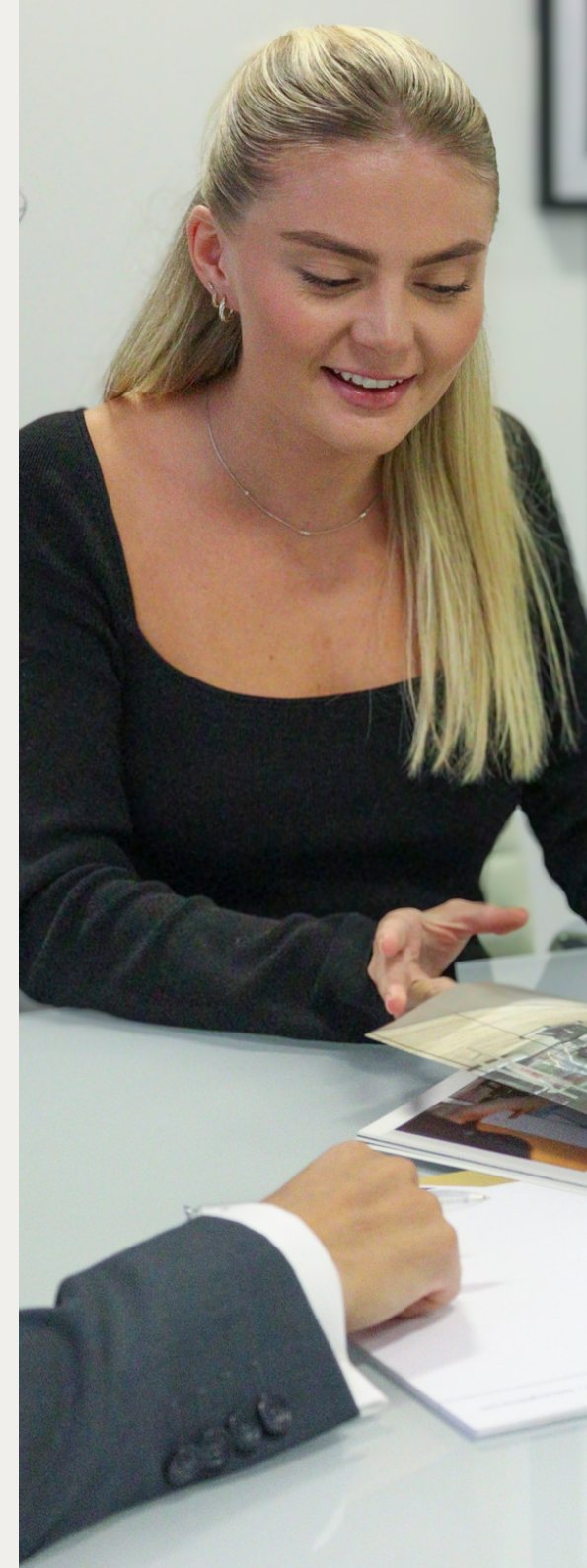
Over 20 years of
expertise



Over £1.4 billion
in property
transactions



Global community of
over 6,800 investors
in 113 countries



WHAT OUR CLIENTS SAY

SOME OF OUR LATEST CLIENT TESTIMONIALS



Jon

GB • 30 reviews

Dec 10, 2025



Easy property investment process!

I was a first time investor with Knight Knox and found my purchase experience very good from my consultant Kyle through to Michelle in after sales which enabled me to complete the purchase in just 12 days!

If you are looking to invest in property with a high yield, Knight Knox are a proven source with specialist knowledge.



Shireen Ahmed

GB • 2 reviews

Dec 14, 2025



They were easily accessible

They were easily accessible.

The response to queries was pretty quick.

They liaised between the solicitors and sellers and buyers to make the experience smooth and hitch free.



hind osman

GB • 6 reviews

Feb 4, 2026



[I have just completed a property...](#)

I have just completed a property purchase, the process went smoothly, thank you Janet. Everyone was being helpful and supportive.

2 February 2026 Unprompted review



Lloyd smith

GB • 3 reviews

Feb 3, 2026



Good investment

This was my first experience with knight Knox.

I have been following them for over a year .

I just wanted to make sure it was right for me .

my only regret is not doing it earlier .

very friendly ,very professional .

at the last moment I did change my mind on a property I had chosen but this was moved on to another property very smoothly with no hassle at all.

I hope to do some more business with them in the future.

30 December 2025

Unprompted review



steve

GB • 10 reviews

Dec 9, 2025



✓ Verified

Great experience from start to finish

Great experience from start to finish, highly recommended

YOUR NEXT STEPS...

01

Reserve your property

Secure your property with a £5,000 reservation fee. This removes it from the market and starts the legal process. The fee is deducted from the final purchase price.

02

Appoint a Solicitor

We can recommend trusted solicitors experienced in buy-to-let property purchases - or you're welcome to use your own. We'll provide all the documentation and introduce you to the legal team.

03

Conduct due diligence

You'll receive a full legal pack, property documentation, and answers to any outstanding questions so you can invest with confidence.

04

Exchange contracts

Once you're happy to proceed, contracts are exchanged. The balance of the purchase price is paid and you officially become the legal owner.

05

Start earning

The property is already tenanted and generating income - so you'll begin receiving your monthly NET rental payments from day one.



LET'S CONNECT

If you're keen to discuss this investment opportunity in more detail, you can contact the Knight Knox team today.



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Connect with us on social media



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