



**The Sycamores, Brooke Estate, TS25 5JU**  
**2 Bed - Apartment**  
**£99,999**

**Council Tax Band: B**  
**EPC Rating: D**  
**Tenure: Leasehold**

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## The Sycamores, Brooke Estate, TS25 5JU

\*\*\* WAS £105,000 \*\*\* Arguably the best example of this type of property currently available, this stunning two bed apartment is offered with "NO FORWARD CHAIN" and comes with viewing strongly recommended.

This first floor apartment is situated in a pleasant position on The Sycamores development within the Brooke Estate. The home offers low maintenance accommodation and features uPVC double glazing and upgraded electric heating. The apartments are offered to those 55 years and over, with well kept communal gardens, parking and secure telecom entry system for added peace of mind.

In brief the internal layout comprises: communal entrance, private entrance hall with access to a generous lounge opening into the dining room, the kitchen is fitted with units to base and wall level with built-in oven and hob included, the hall also provides access to both bedrooms (with fitted wardrobes), they are served by a stunning shower room. Externally are well kept communal gardens and parking. An internal viewing comes highly recommended to appreciate the space, location and potential on offer.

### ENTRANCE HALL

Oak door, wall mounted heater, storage cupboard, access to all rooms

### LOUNGE

14'5 x 12'8 (4.39m x 3.86m)

uPVC double glazed window, wall mounted electric heater, opening into the dining room.

### DINING ROOM

9'1 x 8'6 (2.77m x 2.59m)

uPVC double glazed window, wall mounted electric heater.

### KITCHEN

10'2 x 8'6 (3.10m x 2.59m)

Wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring electric hob, with extractor and electric oven, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to rear.

### BEDROOM 1

11'1 x 8'10 (3.38m x 2.69m)

uPVC double glazed window, built-in wardrobes, radiator.

### BEDROOM 2

9'7 x 6' (2.92m x 1.83m)

uPVC double glazed window, built-in wardrobes, radiator.

### FAMILY BATHROOM/WC

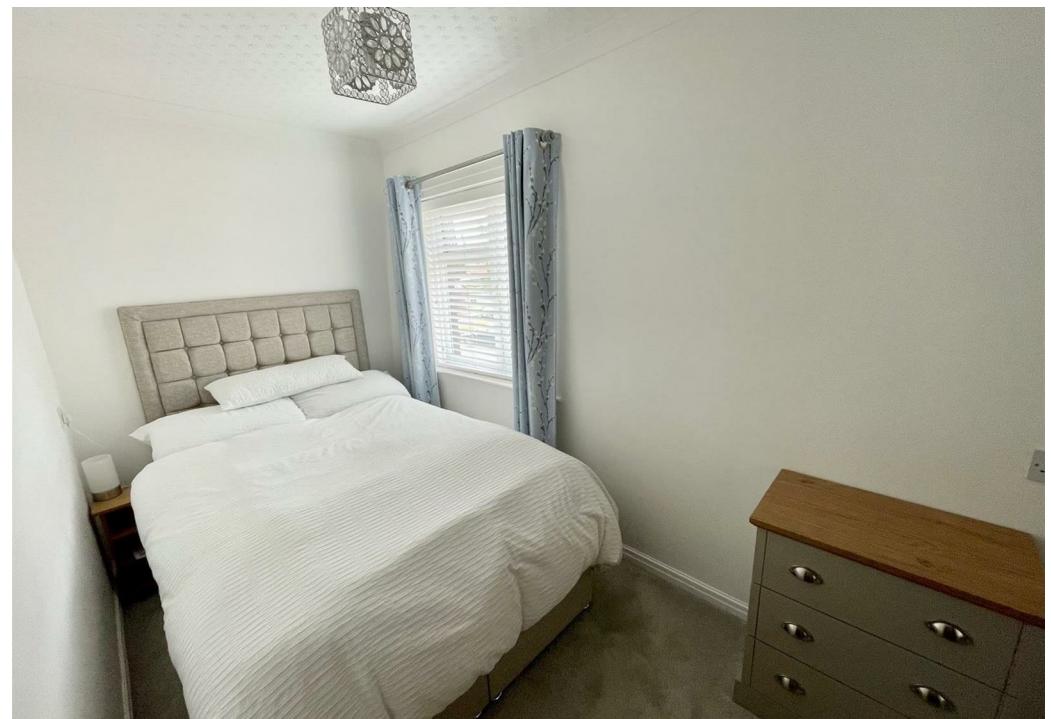
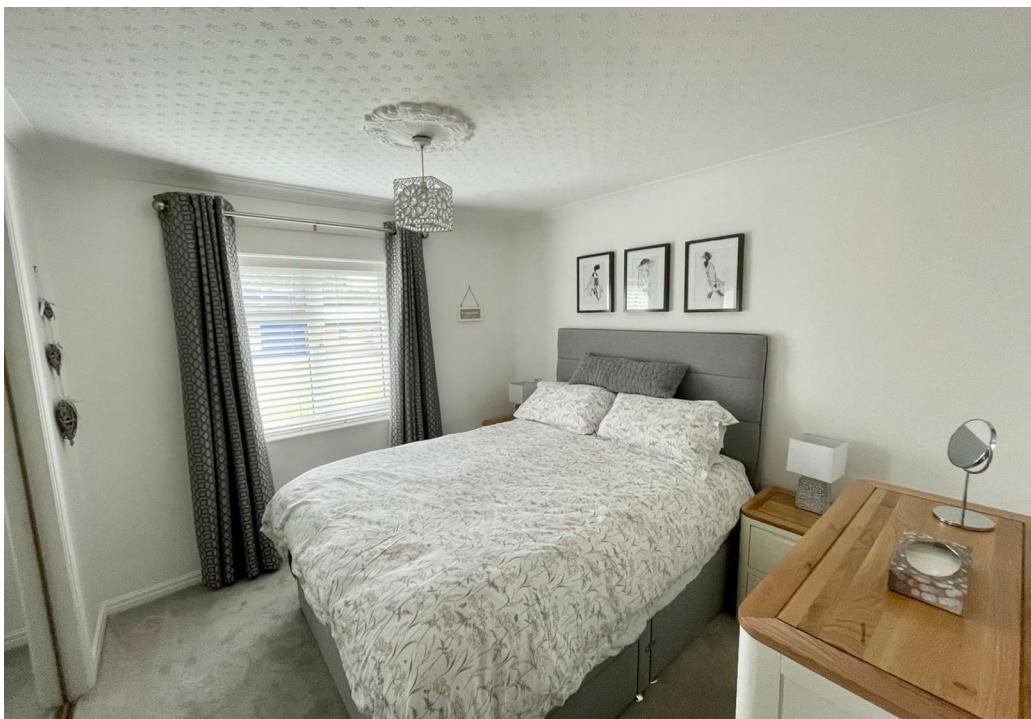
Recently refitted with a stunning white and chrome suite comprising: double width walk-in shower cubicle, wash hand basin with vanity storage and low level WC, co-ordinated tiled walls and flooring, heated chrome towel rail.

### OUTSIDE

Externally are well kept communal gardens and parking.

### NB

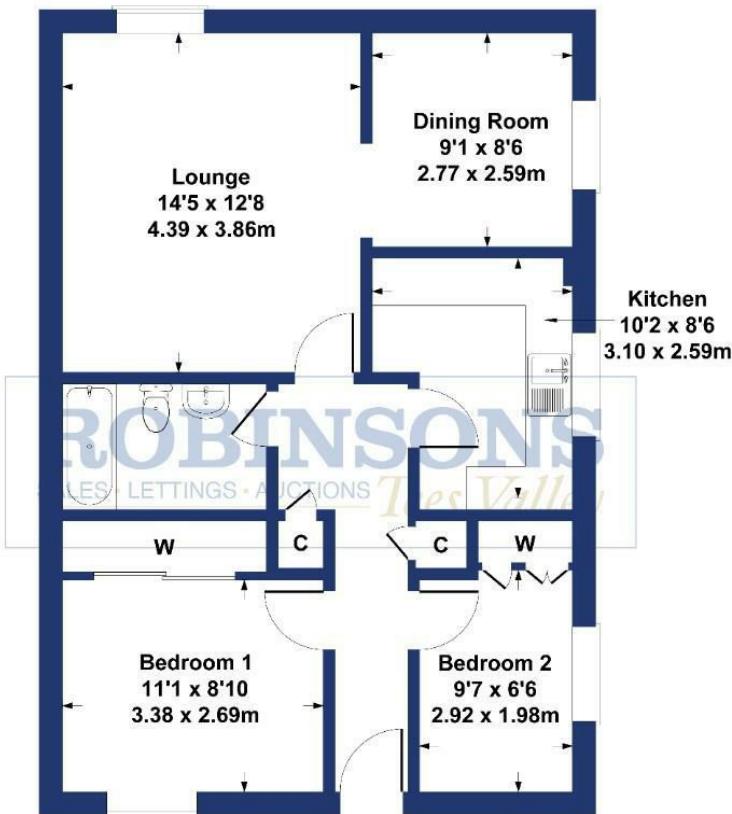
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# The Sycamores

Approximate Gross Internal Area

699 sq ft - 65 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F | 65                      |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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