



Pennyroyal, TS18 3TY
1 Bed - Flat
£625 Per Calendar Month

Council Tax Band: A
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Pennyroyal, TS18 3TY

*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET FOR RENT, a lovely one bedroom first floor apartment, situated on Pennyroyal Road which is on a modern development on the outskirts of Ingleby Barwick.

The internal layout comprises of: Entrance Hallway, Bedroom, Bathroom and Open Plan Kitchen/Lounge with uPVC double glazed patio doors to the balcony.

Externally there's allocated parking with extra visitor bays, along with secure, intercom access.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS / NO PETS

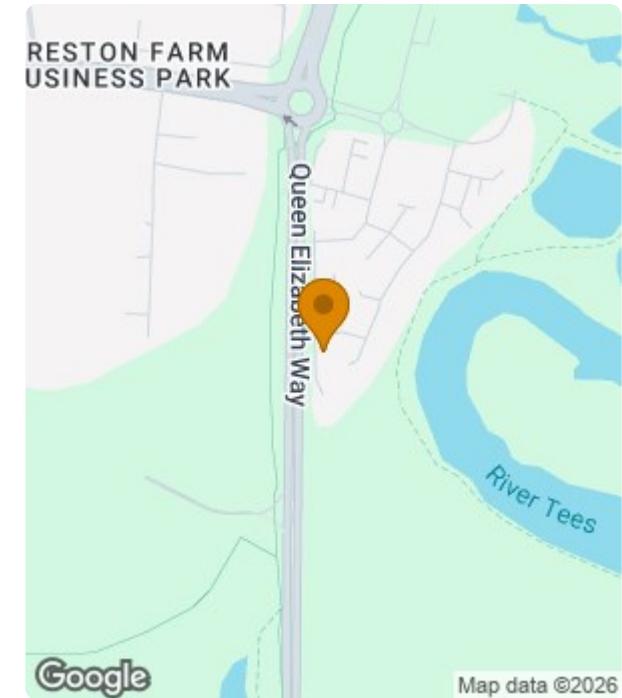
Tenant Income - £18,750 pa / Guarantor Income - £ 22,500 pa

Monthly Rent - £625 pcm

Bond - £721

(Application is subject to a Holding Fee - please refer to our website for further details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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