

**** AVAILABLE IMMEDIATELY ****

Situated in the highly sought-after Broomhill area of Ingleby Barwick, this well-presented top floor, two-bedroom apartment is available for immediate let and comes fully furnished, making it an ideal choice for professionals, couples or small families.

The accommodation comprises a bright and spacious open-plan lounge/kitchen, providing a comfortable living and entertaining space. There are two generous double bedrooms, with the master bedroom benefiting from a private en-suite shower room, alongside a modern family bathroom fitted with a white three-piece suite.

Further benefits include secure intercom entry, an allocated parking space, and well-maintained communal areas.

Ideally positioned within walking distance of local shops, schools and everyday amenities, the property also offers excellent transport links to the A66, A19 and A174, providing convenient access to Teesside and the surrounding areas.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

FURNISHED / NO SMOKERS /
Tenant Income - £21,750 pa / Guarantor Income - £26,100 pa
Monthly Rent - £725 pcm
Bond - £836
(Application is subject to a Holding Fee - please refer to our website for further details)

Longleat Walk, Ingleby Barwick, TS17 5BW

2 Bedroom - Apartment

£725 Per Month

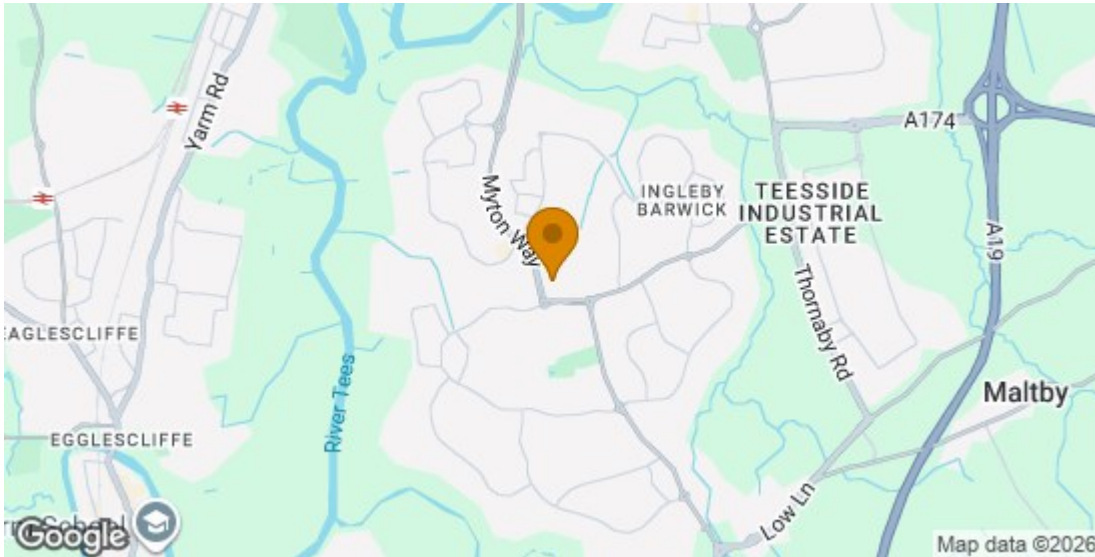
EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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

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