



**** AVAILABLE IMMEDIATELY **** A spacious two bedroom self contained second floor apartment offering modern accommodation. The apartment should prove economical to manage being warmed by electric storage heaters and briefly comprises: entrance hall, generous open plan lounge/kitchen, with the kitchen area featuring fitted units to base and wall level with a built-in oven, hob and extractor, as well as an integrated fridge and freezer. The hall gives further access to two bedrooms and the bathroom/WC which is fitted with a three piece suite. The apartments in Park Towers come with an allocated parking space, secure coded entry plus stair and lift access to all floors.

UNFURNISHED

REQUIRED EARNINGS: Tenants £14,850pa; Guarantor, if required £17,820pa
BOND £571

Park Tower, TS24 7PT

2 Bedroom - House - Detached

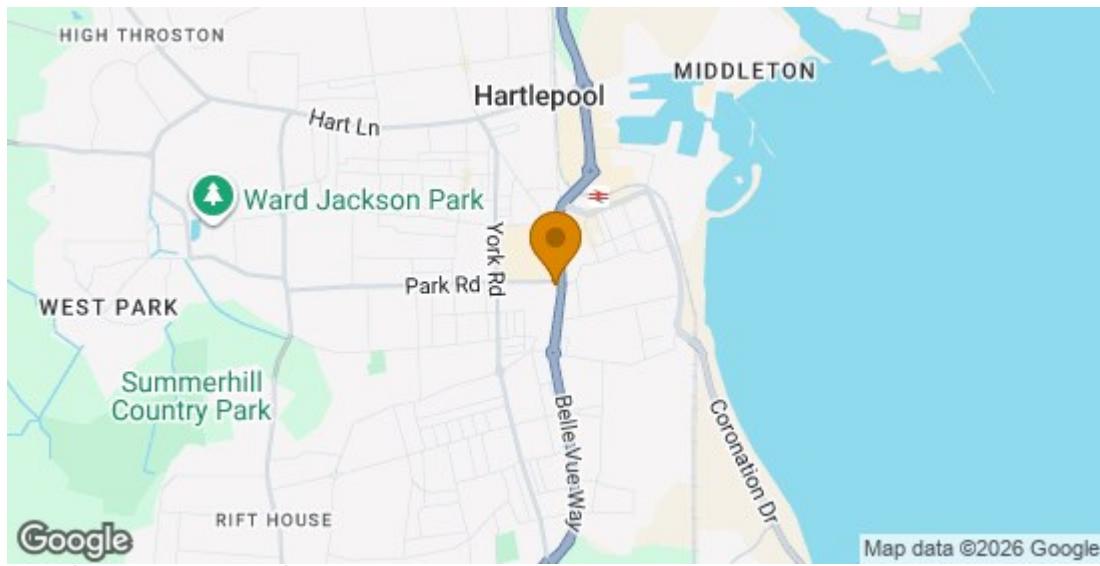
£495 PCM

EPC Rating: D

TENURE:

COUNCIL TAX BAND:

Park Tower, TS24 7PT



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		
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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