



*** LEASE HAS BEEN EXTENDED *** NO CHAIN INVOLVED *** RECENTLY REDECORATED & RE CARPETED ***

A well presented one bedroom first floor apartment which will be sold with no chain and has recently been redecorated and re carpeted throughout. The property has its own private entrance and stairs with no communal or shared areas. The property is situated in the ever so popular Marton Manor estate and within easy reach to local amenities. The property would appeal to a variety of buyers including first time buyers, investors or anyone looking to downsize. The living accommodation briefly comprises of one double bedroom, a spacious lounge and modern fitted kitchen and bathroom. Externally is a detached garage which will be included in the asking price. VIEWINGS COME HIGHLY RECOMMENDED.

FOR FURTHER INFORMATION PLEASE CALL SMITH AND FRIENDS ON 01642 313666

GROUND RENT APPROX £100 PER YEAR
LEASEHOLD PROPERTY
COUNCIL TAX BAND A
EPC RATING E

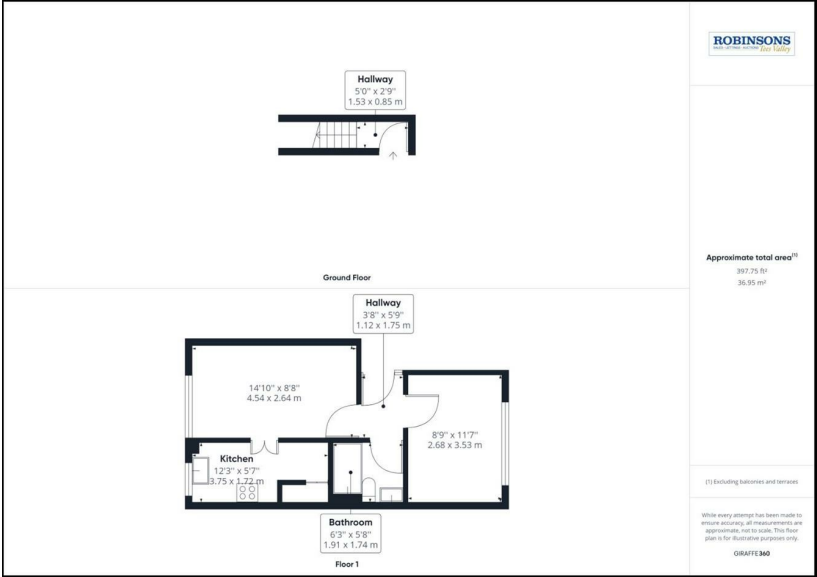
Columbine Close, Middlesbrough, TS7 8SQ
1 Bed - Flat
Asking Price £65,000
EPC Rating: E
Council Tax Band A
www.smith-and-friends.co.uk



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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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Stokesley Road, Marton, Middlesbrough, TS7 8DX

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