



**Rockingham Court, TS5 7BN**  
**2 Bed - Flat**  
**£85,000**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure: Leasehold**



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## Rockingham Court, TS5 7BN

Offered for sale with NO ONWARD CHAIN, this well-presented top-floor two-bedroom apartment in the highly sought-after Acklam area of Middlesbrough represents an excellent opportunity.

The accommodation briefly comprises a welcoming entrance hallway, two generous double bedrooms, a family bathroom, and a spacious open-plan living and dining area which is relaxing and entertaining.

Externally, the property enjoys an allocated parking space together with ample visitor parking.

Ideally situated close to a range of local shops, amenities, schools, and leisure facilities, the apartment also offers excellent transport links with easy access to the A19 and A66.

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

All services/appliances have not and will not be tested.



### Hallway

10'9" x 3'5" (3.29m x 1.06m)

### Bathroom

7'0" x 5'6" (2.15m x 1.70m)

### Bedroom 1

9'5" x 12'1" (2.88m x 3.69m)

### Bedroom 2

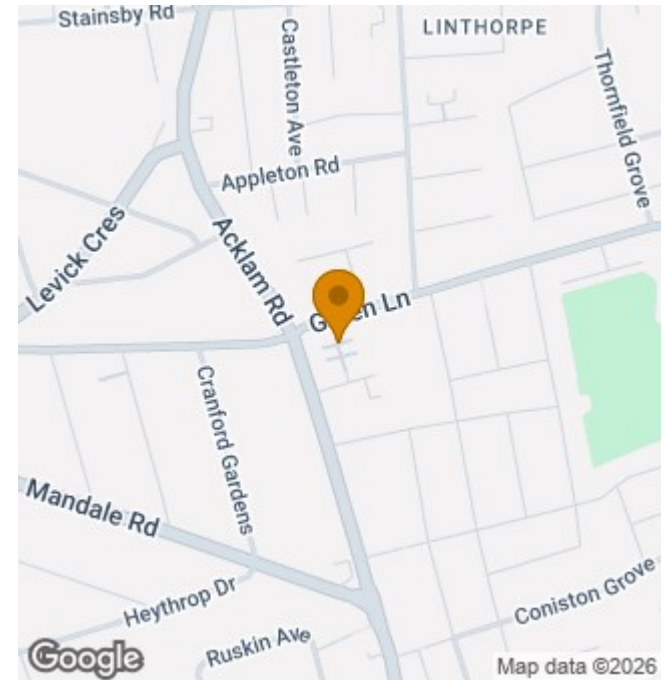
9'1" x 8'3" (2.77m x 2.54m)

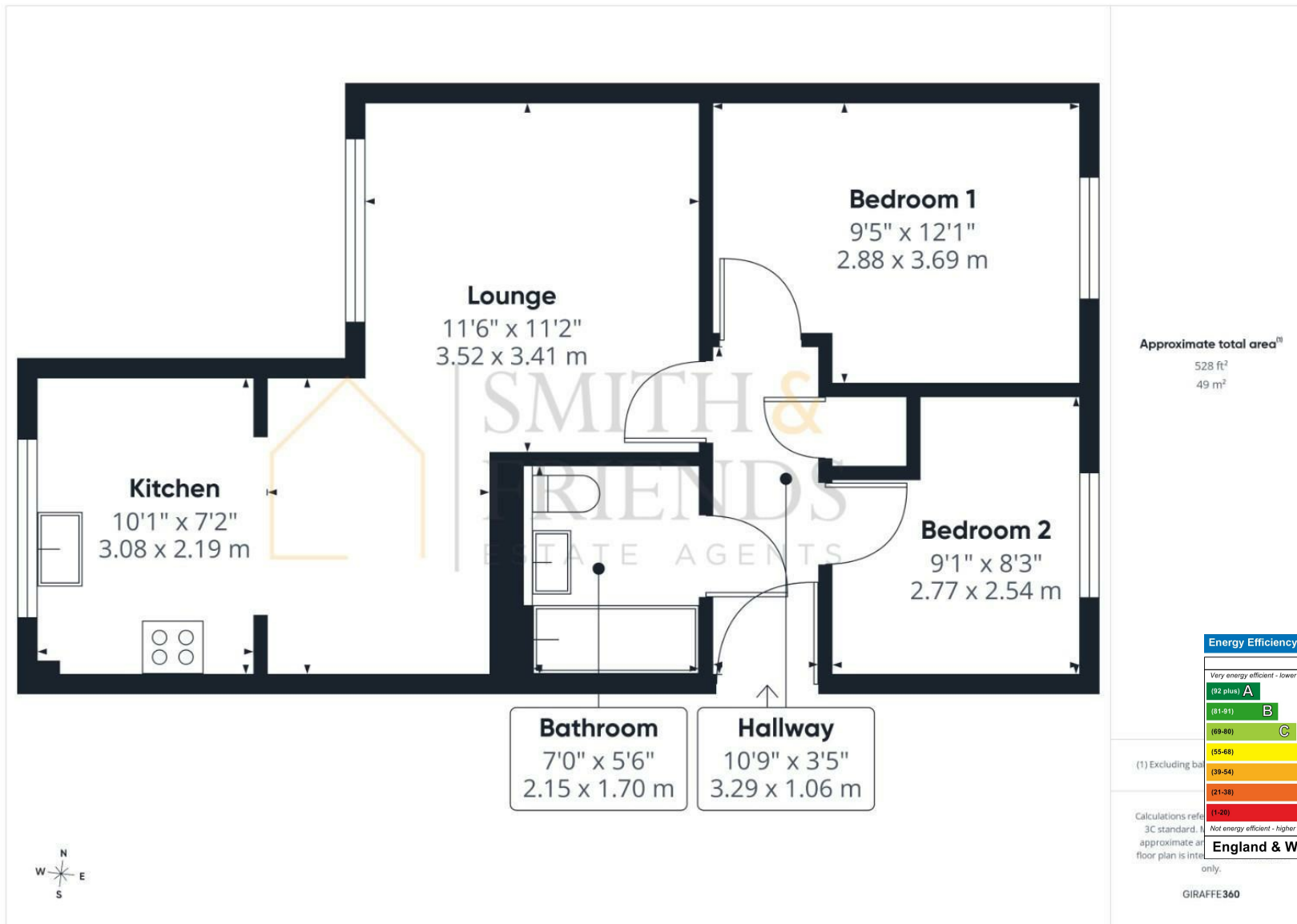
### Lounge

11'6" x 11'2" (3.52m x 3.41m)

### Kitchen

10'1" x 7'2" (3.08m x 2.19m)





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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