



**PUBLIC NOTICE - 11 Bayberry Mews, Middlesbrough, TS5 7RG** - We have received an offer of £ 85,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (C)

**\*\* NO CHAIN INVOLVED \*\* NEW TO THE MARKET \*\***

A two bedroom top floor apartment situated off Green Lane and within close proximity to local amenities and nearby bus routes. The living accommodation briefly comprises of; a fitted kitchen, spacious living room with balcony, master bedroom with balcony and the benefit of an en-suite comprising of a three piece suite, bedroom two and a bathroom/WC fitted with a three piece suite. Externally, there is an allocated parking space and security gated access. The apartment also features a secure telephone entry, gas central heating and double glazing.

The lease is 125 years from the 1st June 2001 so over 100 years left, the ground rent is £40 a year and the service charge from 1st April 2022 to 31st March 2023 is £1390.83.

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

EPC Rating C  
Council Tax Band C

## **Bayberry Mews, Middlesbrough, TS5 7RG**

**2 Bedroom - Apartment**

**£85,000**

**EPC Rating: C**

**Tenure: Leasehold**

**Council Tax Band: C**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

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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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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