



LEASEHOLD PROPERTY - 99 years remaining

SMITH & FRIENDS are delighted to offer to the market this immaculately presented two flat which is two floor and is located within a private and idyllic development within close proximity to local amenities. The property is offered with NO CHAIN INVOLVED and an internal inspection comes highly recommended to fully appreciate the internal size and condition. The deceptively spacious living accommodation briefly comprises; communal entrance hallway, lovely entrance hallway once entering the apartment, generous size lounge/dining area with stunning views of the grounds and plenty of natural light, fitted fully equipped kitchen, two double bedrooms (the master has the benefit of an en-suite shower room and a master bathroom fitted with a three piece suite. Externally the property has parking spaces and beautiful grounds which are well cared for and offer a high degree of privacy to residents. Viewings come highly recommended to fully appreciate.

Lease info: 999 years from 1 January 1999

Service charge: £1,500 pa approx

**School Lane, Great Ayton, Middlesbrough, TS9 6SQ**

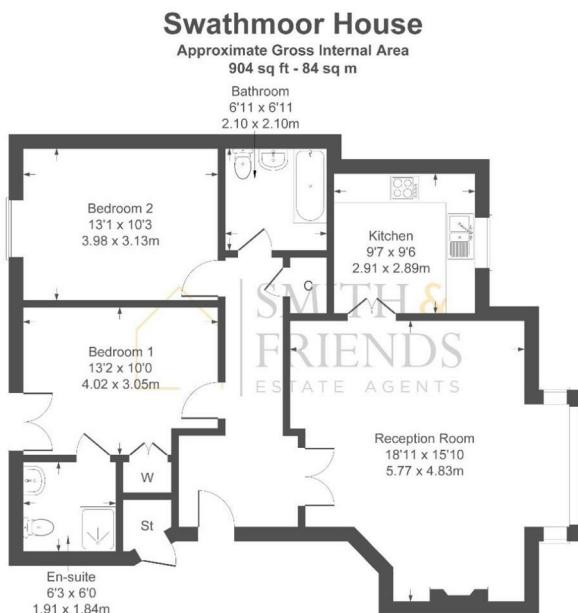
**2 Bed - Flat**

**Asking Price £190,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Leasehold**



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		