



18 Brusselton Court, Stockton-on-Tees, TS18 3AN.

We are acting in the sale of the above property and have received an offer of £51,995 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

This spacious upper-floor apartment is offered to the market with no forward chain and vacant possession. Inside, the property features a welcoming entrance hallway with useful storage, an open-plan lounge with a Juliet balcony, and a well-appointed kitchen fitted with a range of wall and base units. There are two bedrooms and a modern bathroom complete with both a bath and a shower.

Externally, the apartment benefits from an allocated parking space to the front, as well as a secure, coded entry system for added peace of mind.

Location:

Brusselton Court is ideally positioned close to Stockton Town Centre, providing easy access to shops, local amenities, bus routes, and schools.

## Brusselton Court, Stockton-On-Tees, TS18 3AN

**2 Bed - Flat**

**£50,000**

**EPC Rating: B**

**Council Tax Band: A**

**Tenure: Leasehold**

# Brusselton Court, Stockton-On-Tees, TS18 3AN

## Hallway

Storage cupboard, carpet flooring and entrance hallway.



## Lounge

Carpet flooring and double glazed window/balcony.

## Kitchen

Double glazed window, flooring, base and wall units.

## Bathroom

Bath, shower, w/c and wash hand basin.



## Bedroom

Double glazed window and carpet flooring.



## Bedroom

Double glazed window and carpet flooring.

## External

Allocated parking bay



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	83	83
(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		