



This charming upper-floor apartment is offered for sale with no onward chain and is presented as seen, making it an excellent opportunity for a variety of buyers. Whether you are a first-time purchaser looking to step onto the property ladder, a professional couple seeking a convenient and stylish home, or an investor searching for a ready-to-let property, this apartment is sure to appeal.

The well-planned accommodation briefly comprises an inviting entrance hallway leading to a bright and spacious open-plan lounge and kitchen area, providing the perfect space for both relaxing and entertaining. The property also benefits from a generous master bedroom and a contemporary bathroom fitted with modern fixtures and fittings.

Further features include a secure intercom entry system and the added convenience of an allocated parking bay.

Ideally situated in a highly desirable location, the apartment enjoys easy access to the heart of Sedgefield Village, with its excellent range of shops, cafés, restaurants and local amenities. Regular bus routes and good transport links are also close at hand, making this an ideal base for commuters and those wishing to enjoy all that the area has to offer.

Cunningham Court, Sedgefield, TS21 3BP

1 Bed - Flat

Offers Over £65,000

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold



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ENTRANCE HALLWAY

Entrance door, carpet flooring, cupboard.

LOUNGE

Open plan with kitchen. Carpet, double glazed windows to front aspect, wall heaters.

KITCHEN

Wall and base units, oven, free standing fridge/freezer.

BEDROOM

Double glazed window to front aspect, carpet.

BATHROOM

Bath, shower, wash hand basin, WC, flooring.



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 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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