



ROBINSONS TEES VALLEY are delighted to market this chain free well presented two bedroom top floor apartment which briefly comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom/WC.

The property has an allocated parking space and in our opinion viewing is highly recommended for a first time buyer .

Under Housing Scheme so this must be lived in for 12 months before renting out.

The apartment is in easy access of ASDA supermarket, Tees Barrage, Teesside Retail Park and easy access for commuting to major local towns via A19 and A66.

Leasehold 2011 to 2136

Ground Rent £300 per Year

Service Charge £99 per Month

For a viewing contact ROBINSONS TEES VALLEY - Estate agents Stockton

In Association with SMITH & FRIENDS Ltd.

**Greatham Avenue, TS18 2QB**

**2 Bedroom - Apartment**

**£59,500**

**EPC Rating: B**

**Tenure: Leasehold**

**Council Tax Band: B**

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

## Greatham Avenue, TS18 2QB

**Lounge**  
**15'5" x 11'0" (4.70 x 3.35)**

**Bedroom**  
**14'6" x 8'6" (4.42 x 2.59)**

**Bedroom**  
**12'1" x 6'10" (3.68 x 2.08)**

**Kitchen**  
**11'3" x 6'9" (3.43 x 2.06)**

**Bathroom**  
**9'4 x 4'10 (2.84m x 1.47m)**



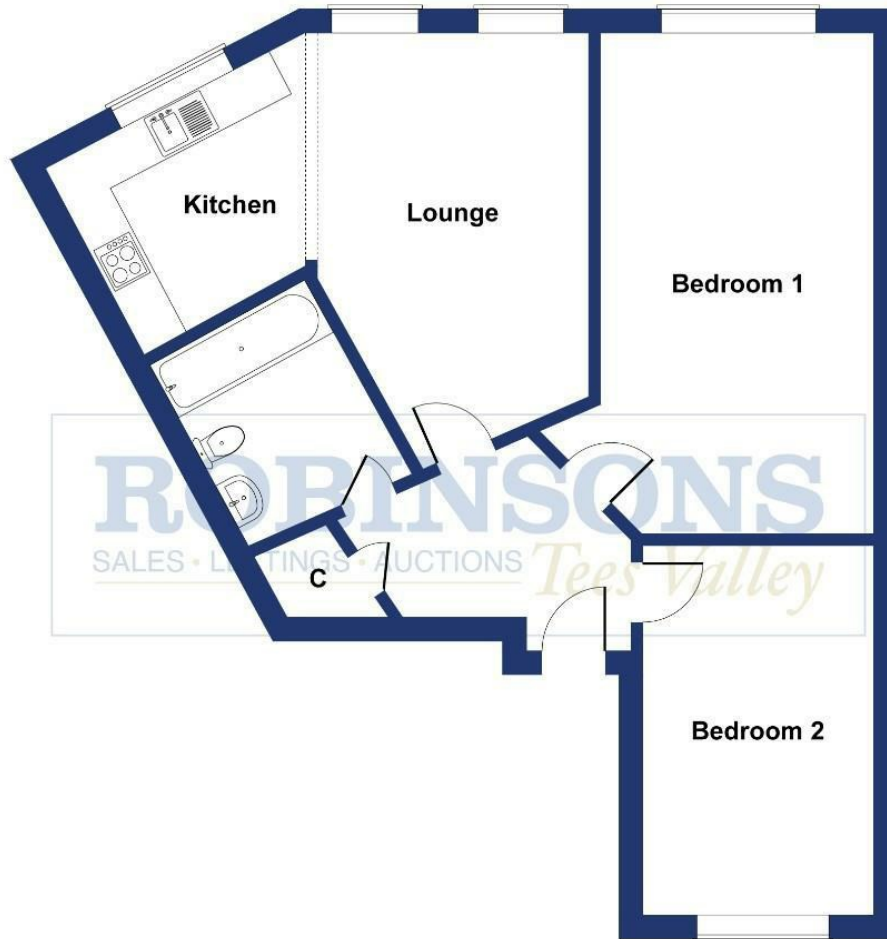
**Greatham Avenue, TS18 2QB**

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

**Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)**



# Greatham Ave



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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		
	81	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	85	86
England & Wales		
EU Directive 2002/91/EC		

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