



This excellent second floor apartment would be an ideal investment purchase with an excellent location. The apartment has a good size lounge with open plan kitchen, one double bedroom and bathroom. Located close to Stockton Town Centre, Teesside Retail Park and bus routes the property is fantastic for commuting. Trinity Mews benefits from no forward chain and vacant possession.

Gas central heating, double glazed throughout and intercom access.

Externally: Allocated parking and visitor parking available.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

[https://www.rightmove.co.uk/properties/163488914/#?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/163488914/#?channel=RES_BUY)

## Trinity Mews, Thornaby, Stockton-On-Tees, TS17 6BQ

1 Bed - Flat

Starting Bid £29,999

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold

# Trinity Mews, Stockton-On-Tees, TS17 6BQ

## ENTRANCE HALL

Radiator, two storage cupboards and laminate flooring.



## LOUNGE

Laminate flooring, double doors, double glazed window and two radiators.

## KITCHEN

Open plan with lounge, double glazed window, gas hob, oven, part tiling, laminate flooring, breakfast bar and extractor fan.



## BEDROOM

Laminate flooring, radiator and double glazed window.

## BATHROOM/WC

Vanity sink, vanity WC, bath, shower, part tiling and radiator.

## OUTSIDE

There is an allocated parking space in addition to visitors parking.

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	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC