



#### \*\*\*ATTENTION RENTAL INVESTORS\*\*\*

Selling with a tenant-in-situ currently paying £550pcm with a gross yield of 8% per annum.

A superbly well presented two bedroom third floor flat. This flat which briefly comprises of entrance hallway, lounge, kitchen, two bedrooms, en-suite to bedroom one and bathroom/WC. The property benefits from gas central heating, uPVC double glazing and an allocated parking space.

**Sun Gardens, Thornaby, TS17 6PL**

**2 Bedroom - Apartment**

**£80,000**

**EPC Rating: C**

**Tenure: Leasehold**

**Council Tax Band: B**

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

#### **ENTRANCE**

Via communal entrance door with stairs leading up to third floor landing, with door leading to entrance hallway of flat with intercom system in place from the external door to the apartment



#### **ENTRANCE HALLWAY**

Doors leading to lounge, bedrooms 1,2 and bathroom/WC. built in storage cupboard and single radiator, access to loft.

#### **LOUNGE**

**19'8 x 16'4 (5.99m x 4.98m)**

uPVC double glazed french doors opening to Juliet balcony to the front elevation, single radiator, opening through into kitchen.



#### **KITCHEN**

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven and extractor over hob, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, integrated washer/dryer machine, integrated fridge and freezer, single radiator, uPVC double glazed window to the front elevation, space for breakfast/dining table.

#### **BEDROOM ONE**

**12'5 x 11'2 (3.78m x 3.40m)**

uPVC double glazed window to the rear elevation, single radiator, fitted sliding mirrored wardrobes, built in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property, door leading to en suite.



#### **EN SUITE**

With suite comprising of shower cubicle with shower, wash hand basin with mixer tap set into vanity unit, low level WC, single radiator, extractor fan.

#### **BEDROOM TWO**

**12'8 x 9'1 (3.86m x 2.77m)**

uPVC double glazed window to the rear elevation, single radiator



#### **BATHROOM/WC**

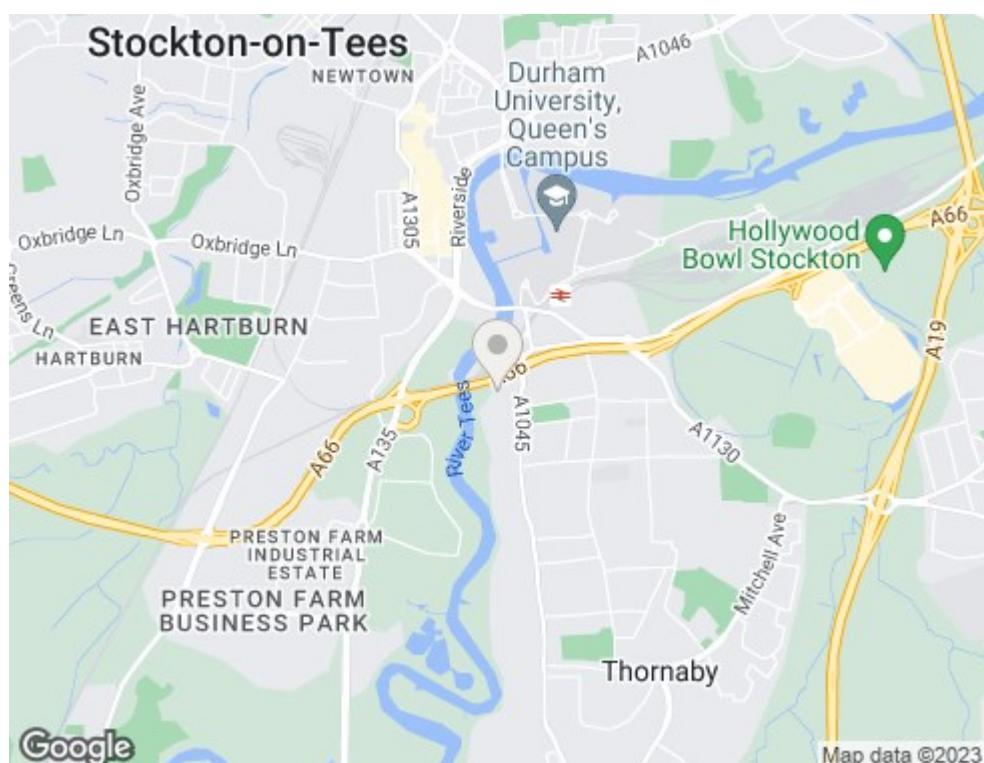
With bathroom suite comprising of bath with mixer tap shower attachment, wash hand basin set into vanity unit with mixer tap, low level WC, single radiator, extractor fan.



#### **OUTSIDE**

To the front there is an allocated parking space in addition to visitors spaces.

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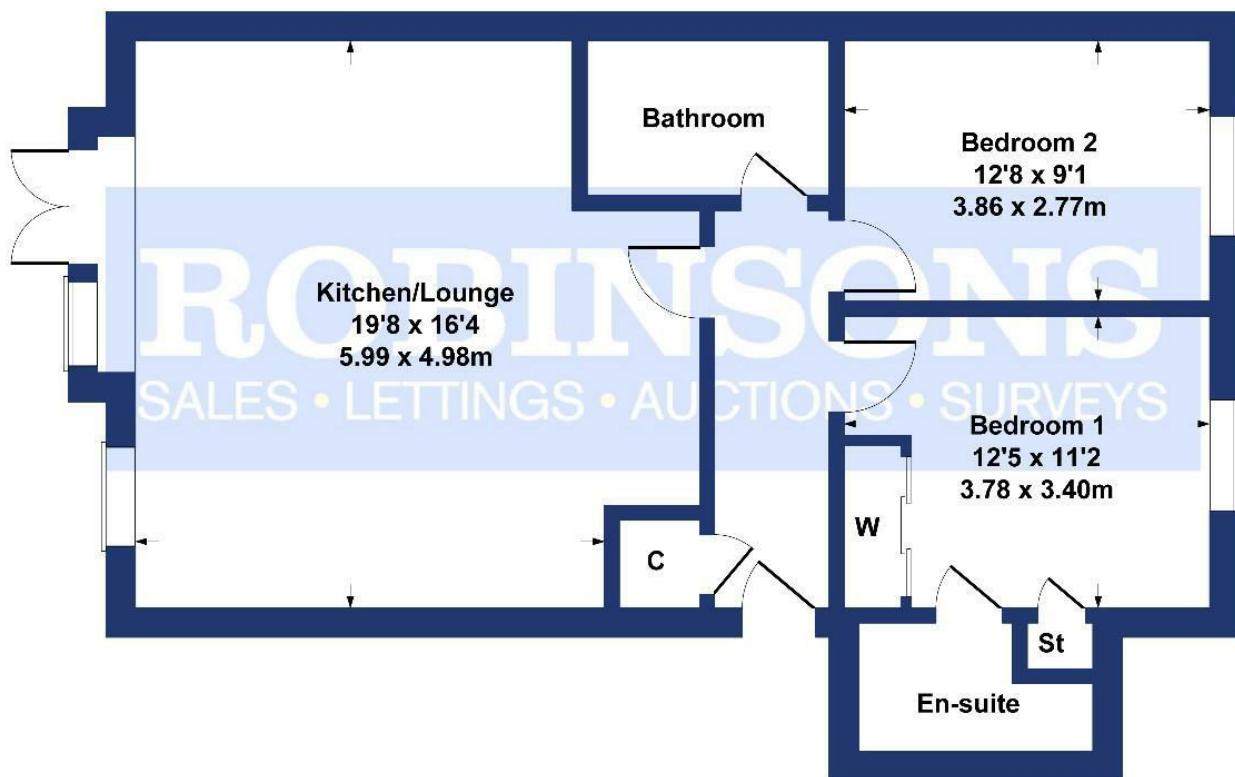


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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 to these services.

# Sun Gardens

Approximate Gross Internal Area

794 sq ft - 74 sq m



## 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. 2019

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		
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		
England & Wales	EU Directive 2002/91/EC	

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