



Smith and Friends are delighted to let this well presented one bedroom ground floor apartment. The property is situated in the ever so popular Marton Manor estate and within easy reach to local amenities. The living accommodation briefly comprises of one double bedroom, a spacious lounge and modern fitted kitchen and bathroom.

Energy Rating C
Council Tax Band A

DEPOSIT- £530

Tenant required earnings -£13,800 If required, Guarantor earnings-£16,560
(Application is subject to a Holding Fee - please refer to our website for further details)

Columbine Close, Middlesbrough, TS7 8SQ
1 Bedroom - Flat
£460 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: A



Columbine Close, Middlesbrough, TS7 8SQ



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	71	73
	EU Directive 2002/91/EC	

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

