



An immaculate 2 bedroom first floor flat situated in a sought after location. The property comprises of entrance hallway, landing, lounge, kitchen, 2 bedrooms and shower room/w.c. Externally there is a garden to the rear and the property benefits from gas central heating and double glazing.

Energy Rating C
Council Tax Band A

DEPOSIT £778

Required earnings; tenant £20,400 guarantor if needed; £24,480
(Application is subject to a Holding Fee - please refer to our website for further details)

Roundway, Marton-In-Cleveland, Middlesbrough, TS7 8QJ

2 Bed - Flat

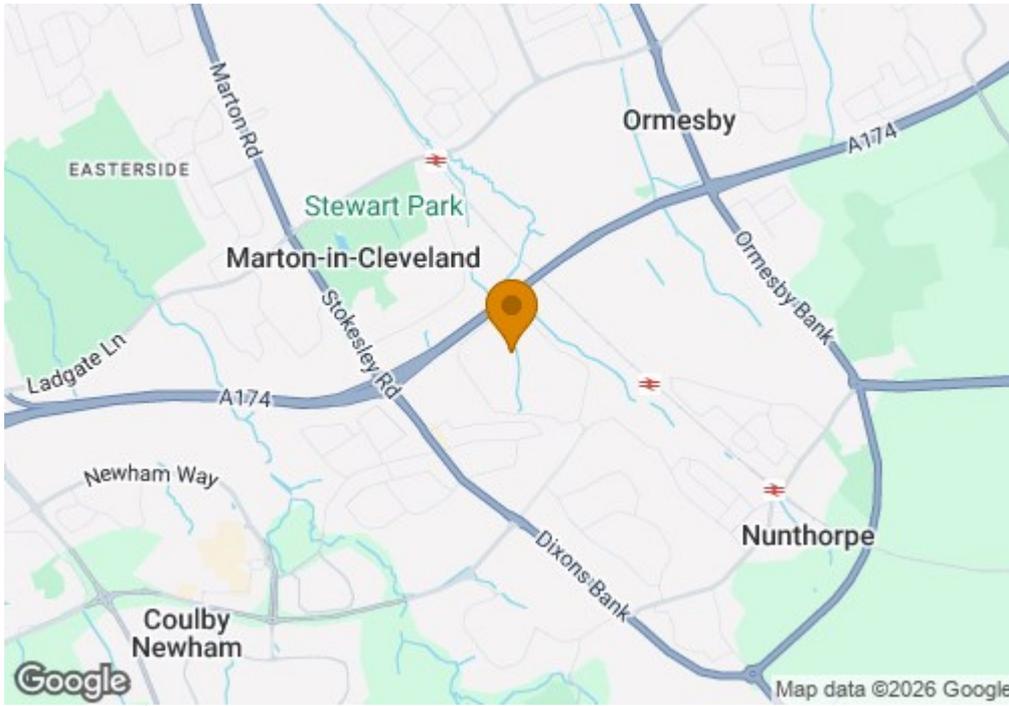
£675 Per Calendar Month

EPC Rating: C

Council Tax Band: A

 **SMITH & FRIENDS**
ESTATE AGENTS

Roundsway, Middlesbrough, TS7 8QJ



Entrance Hallway
3'6" x 3'2"
1.08 x 0.99 m

Ground Floor

Shower Room/w.c.
6'7" x 5'6"
2.01 x 1.68 m

Kitchen
7'8" x 8'9"
2.35 x 2.67 m

Bedroom 2
8'7" x 10'0"
2.64 x 3.05 m

Landing
3'5" x 7'5"
1.06 x 2.27 m

Lounge
10'9" x 14'3"
3.29 x 4.37 m

Bedroom 1
12'5" x 10'0"
3.80 x 3.06 m

Floor 1

Approximate total area⁽¹⁾
548 ft²
50.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	

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.

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