



SMITH & FRIENDS are delighted to offer to the market on a FURNISHED BASIS this well presented two bedroom first floor apartment. The apartment has communal access and stairs. The deceptively spacious living accommodation briefly comprises; entrance hallway, living room and separate dining room, two double bedrooms (one with the benefit of an en-suite) and a fully equipped kitchen. Externally there is a designated parking space and visitor parking. Viewings come highly recommended to fully appreciate.

AVAILABLE IMMEDIATELY - FURNISHED BASIS - 12 months tenancy initially

No pets

Energy Rating B
Council Tax Band C
BOND £951

Required earnings; £25,200
Guarantor required; £30,240

(Application is subject to a Holding Fee - please refer to our website for further details)

Scholars Rise, Middlesbrough, TS4 3RP

2 Bedroom - Flat

£825 Per Calendar Month

EPC Rating: B

TENURE:

COUNCIL TAX BAND: C

Scholars Rise, Middlesbrough, TS4 3RP



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 incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	83
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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 **SMITH & FRIENDS**
ESTATE AGENTS