



\*\*\*Available Now \*\*\*

A self contained one bedroom apartment to let situated on Anchorage Mews, close to local amenities and the university campus. Internal accommodation comprises of: Entrance hallway, lounge, kitchen, bathroom and bedroom with brand new carpet. Externally is communal grounds and car parking, this well maintained apartment enjoys views over the river via a balcony seating area, early viewing is advised.

REQUIRED EARNINGS - TENANTS: £17,850; GUARANTORS: if required £21,420  
RENT: £595  
BOND: £686

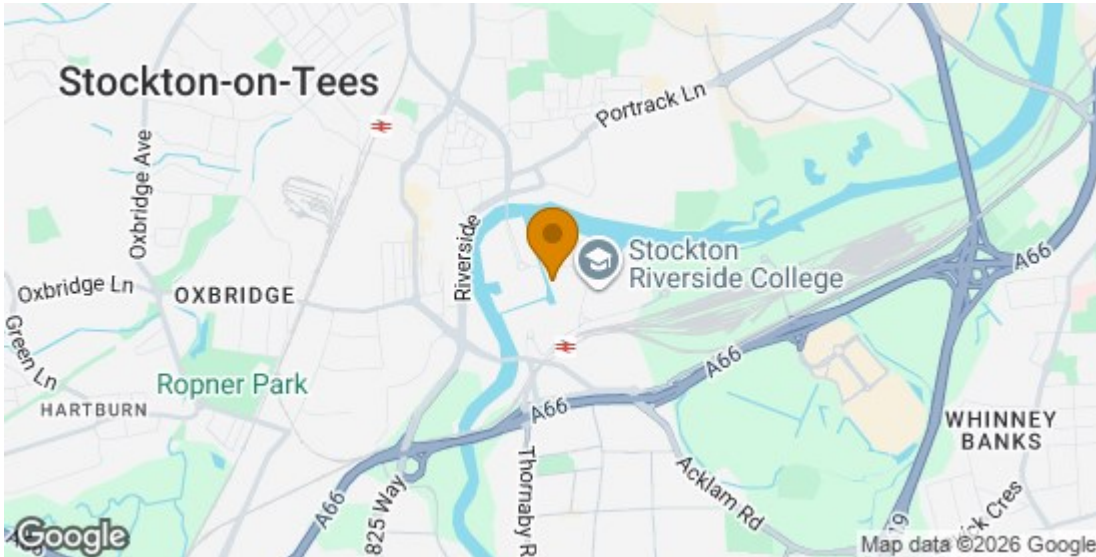
Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.

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

**Anchorage Mews, Thornaby, TS17 6BG**  
**1 Bedroom - Flat**  
**£595 PCM**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND:**



# Anchorage Mews, Thornaby, TS17 6BG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
<b>England &amp; Wales</b>		
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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

