



A two bedroom fifth floor flat which internally comprises of entrance hallway, lounge, kitchen, two bedrooms, shower room and separate WC. This well presented property benefits from uPVC double glazing, electric storage heating and has wonderful views across Norton Church, Stockton and surrounding areas. The property also has a garage with new lockable up-and-over door. Viewing comes highly recommended in order to appreciate the accommodation on offer.

For a viewing contact SMITH & FRIENDS - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

REQUIRED EARNINGS - TENANTS: £16,200pa; GUARANTORS: if required £19,440pa  
RENT £540pcm  
BOND £623

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

**Gilpin House, Norton, TS20 1HS**

**2 Bedroom - Flat**

**£540 PCM**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



Lounge

Kitchen

Bedroom 1

Bedroom 2

Shower

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	78	83
(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

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 **SMITH & FRIENDS**  
ESTATE AGENTS