



***AVAILABLE FOR IMMEDIATE LET ***

A smart and well presented 2 bedroom ground floor unfurnished apartment comprising of entrance hallway, lounge, kitchen, two bedrooms, en-suite to bedroom one and bathroom/w.c. The property benefits from gas central heating, upvc double glazing and an allocated parking space.

The property is ideal for access to the A66 and within a 10 minute walk of Thornaby Train Station.

For a viewing contact Smith and Friends, Stockton. Early viewing is highly recommended.

REQUIRED EARNINGS: Tenants £18,750pa; Guarantor, if required £22,500pa
RENT £625
BOND £721

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

Sun Gardens, Stockton, TS17 6PL

2 Bedroom - Flat

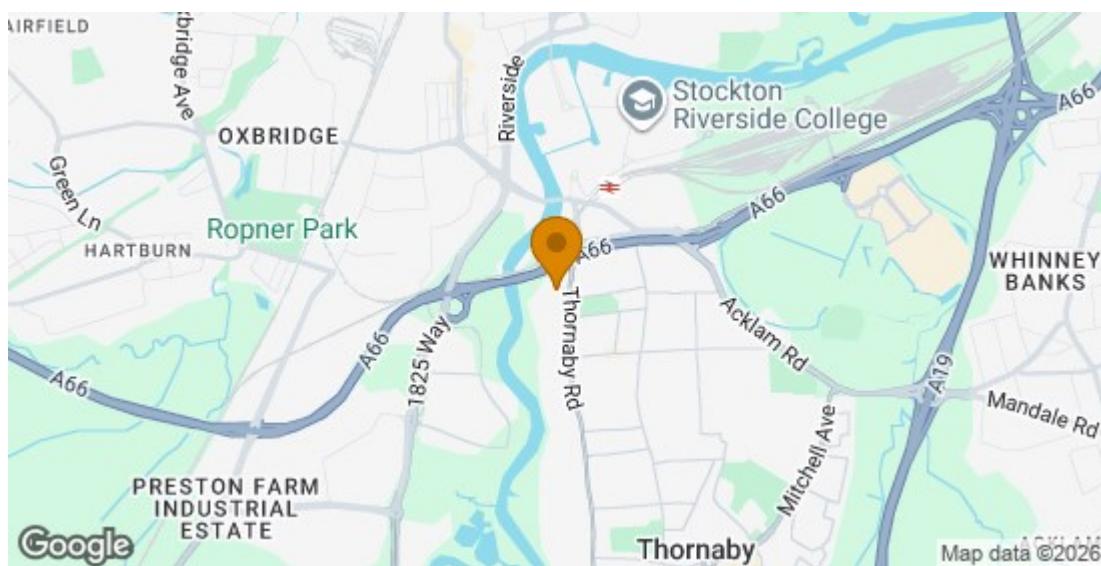
£625 PCM

EPC Rating: C

TENURE:

COUNCIL TAX BAND: A

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	78
(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			

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

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 **SMITH & FRIENDS**
ESTATE AGENTS