



REDUCED FOR IMMEDIATE LET

This ground floor one bedroom apartment is spacious throughout with high ceilings and everything you need all on one level. The apartment has the advantage of a rear external yard/outside space which leads from the modern fitted kitchen. It comprises an entrance into the lounge area, bedroom and bathroom with bath.

Located close to Stockton Town Centre and North Tees Hospital not too far away. Local shops, amenities and bus routes are close at hand.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

UNFURNISHED

REQUIRED EARNINGS: Tenants £14,100pa; Guarantor, if required £16,920pa

RENT £470pcm

BOND £542pcm

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

Durham Road, Stockton-On-Tees, TS19 0BP

1 Bedroom - Flat

£470 Per Calendar Month

EPC Rating:

TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Durham Road, Stockton-On-Tees, TS19 0BP



- Living Room
 - Carpet
 - Double glazed front window
 - Radiator
- Bedroom
 - Carpet flooring
 - Rear double glazed window
 - Radiator
- Kitchen
 - Breakfast Bar
 - Side double glazed window
 - Radiator
- Bathroom
 - Bath
 - W/c
 - Wash hand basin
 - Double glazed window

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		
(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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