



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 on 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



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

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

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.

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

01642 607555

stockton@smith-and-friends.co.uk

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