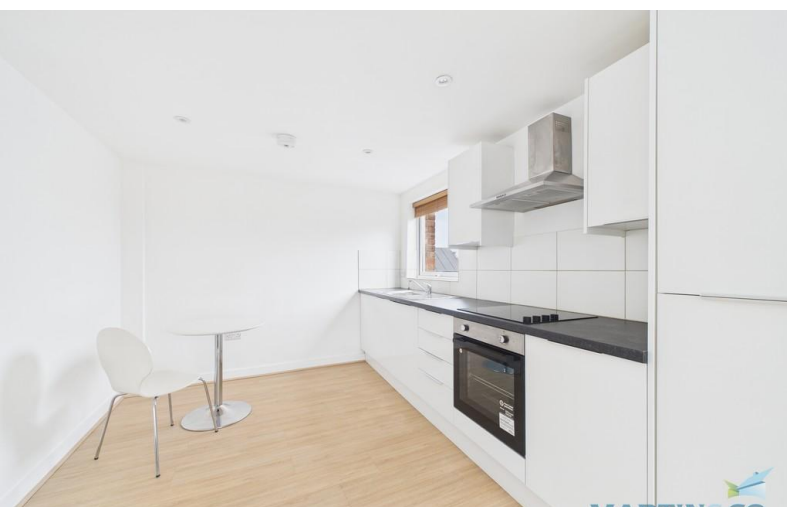


TO LET



Southfield Lane Lofts, Middlesbrough

2 Bedrooms, 1 Bathroom, Apartment

£850 pcm



Southfield Lane Lofts, Middlesbrough

2 Bedrooms, 1 Bathroom

£850 pcm

Date available: Available Now

Deposit: £995

Part Furnished

Council Tax band: A

- Open Plan Kitchen and Lounge
- Two Bedrooms
- Close to Teesside University
- Second Floor Apartment
- Secure Block
- Central Location
- Well Presented

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this well presented TWO bedroom second floor apartment, set in the heart of Middlesbrough TS1 and within 5 minute walking distance to Teesside University. Briefly comprising; communal entrance hall, entrance hallway, open plan kitchen / lounge, storage cupboard, two large bedrooms and a bathroom. This property is sure to be popular so please enquire early.

INTERNALLY

COMMUNAL ENTRANCE HALL Communal corridor, meter cupboard and stairs leading to all other apartments over two floors.

STAIRS LEADING TO SECOND FLOOR APARTMENT

APARTMENT ENTRANCE HALLWAY 13' 8" x 3' 4" (4.17m x 1.02m) Composite entrance door, electric radiator, laminate flooring and large storage cupboard.

OPEN PLAN LIVING / KITCHEN 18' 10" max x 16' 5" max (5.74m x 5m) To rear aspect. Range of wall, base





and drawer units with white gloss effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge freezer, integrated washing machine, laminate flooring, inset lighting, wall mounted electric heater and uPVC window. Leading to Lounge Area, comprising; dual aspect windows, laminate flooring and wall mounted electric heaters. Furniture Included: Dining Table and chairs, desk, side table, sofa, TV unit and set of side tables.

BEDROOM ONE 10' 1" x 8' 0" (3.07m x 2.44m) To front aspect. Wall Mounted Electric Heaters, carpet flooring and uPVC window. Furniture Included: Double bed with headboard and mattress, two 2 drawer bedside tables and wardrobe.

BEDROOM TWO 9' 10" x 8' 3" (3m x 2.51m) To rear aspect. Wall Mounted Electric Heaters, carpet flooring and uPVC window. Furniture Included: Double bed with mattress, 2 drawer bedside table, 3 drawer unit,

desk and wardrobe.

BATHROOM 6' 5" x 6' 5" (1.96m x 1.96m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with electric shower over, glazed side screen, extractor and vinyl flooring.

EXTERNALLY To the rear of the property there is a communal bin store cupboard.

PLEASE NOTE By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_HO_NH_Right-to-Rent-Guidance.pdf



All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.