

TO LET



Willow Sage, Stockton-on-tees

2 Bedrooms, 2 Bathroom, Apartment

£650 pcm



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FULL DESCRIPTION Martin and Co are pleased to welcome to the market this TWO bedroom First floor modern apartment, located within walking distance of Preston Farm. Briefly comprising of hallway, two bedrooms, en-suite, kitchen living area and separate bathroom. Call to book a viewing!

INTERNALLY

ENTRANCE HALL Composite entrance door, central heating radiator, Carpet flooring and doors leading to bedrooms, bathroom and living area.

BEDROOM 2 To front aspect. Central heating radiator, carpet flooring and uPVC window.

LIVING SPACE To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, laminate work surfaces, solid hot plate hob, electric oven, extractor hood, Free standing fridge freezer, washing machine, vinyl and Carpet flooring, central heating radiator and French doors.

Date available: Available Now

Deposit: £750

Unfurnished

Council Tax band: B

- Self Contained Flat
- Two Bedroom's
- Unfurnished
- Allocated Parking Bay
- Ensuite & Main Bathroom
- Juliet Balcony
- Large Living Space





BEDROOM 1 To rear aspect. Wardrobes, central heating radiator, uPVC window and door leading to En-suite.

ENSUITE White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, electric shower, glazed screen, extractor, vinyl flooring, heated towel rail.

BATHROOM White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, panelled bath with shower over, shower curtain, extractor, vinyl flooring, heated towel rail / central heating radiator.

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](#)

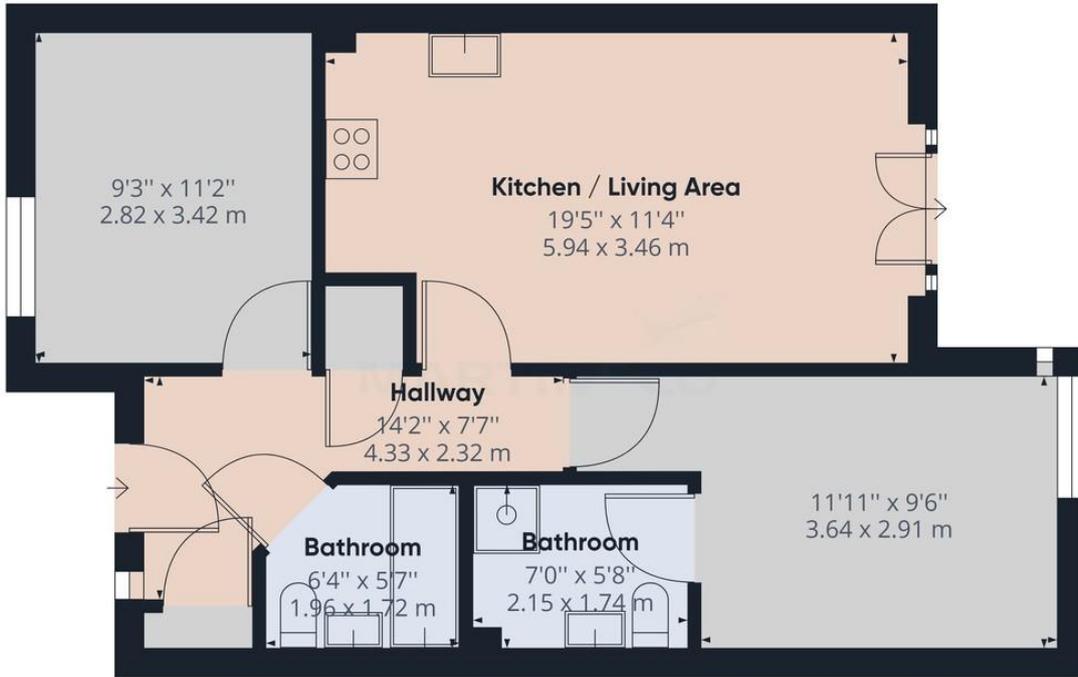
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We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





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		



Approximate total area⁽¹⁾
608.72 ft²
56.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

01287 631254

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.