

FLAT 8A LYTTLETON DRIVE, STOCKTON ON TEES, TS18 5LE

TO LET - 2 BEDROOM FLAT IN HARTBURN



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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www.thomas-stevenson.co.uk

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LOCATION

The property is located in the residential area of Hartburn, a popular suburb of Stockton, positioned 1.5 miles southwest of the town centre. Hartburn is a sought-after residential area and benefits from a range of local amenities and green spaces.

The premises are situated above Lyttleton Drive shops and nearby commercial occupiers include Calm, Four Feet, Family Shopper and Jacqui Paterson's Vets.

The location benefits from quick links to Darlington, Yarm and Teesside via the A66 approximately 0.5 miles to the south.

DESCRIPTION

The property is arranged to provide a first floor 2 bedroom flat comprising entrance hall, kitchen, bathroom with wc, 2 x bedrooms and living/dining room.

8a Lyttleton Drive, which benefits from updated décor throughout, is accessible by way of an external stairwell and first floor walkway to the rear of Lyttleton Drive shops.

Unallocated parking is also available.

COUNCIL TAX

8a Lyttleton Drive falls under Council Tax Band A. Interested parties should contact Stockton Borough Council for the exact amount payable.

ACCOMMODATION

The property provides the following approximate floor areas:

Bedroom 2.50 m x 4.38 m

Bedroom 2 2.28 m x 4.36 m

Living/Dining Room 3.07 m x 4.43 m

Kitchen 1.84 m x 3.59 m

Bathroom and WC 1.70 m x 1.83 m

Gross Internal Area 59.24 sq m (638 sq ft)

Proposed Terms

The property is available on a 6 month Assured Shorthold Tenancy agreement for £650 per calendar month (£7,800 pa).

There is an additional lock up garage located to the rear of the shops available for an additional £50 per calendar month.

Tenancy Deposit & Upfront Payments: 1 x months rent and a security deposit equivalent to 1 months rent are both required upfront in order to move into the property.

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VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact: Jack Robinson - 01642 713303
jack@thomas-stevenson.co.uk

LEGAL FEES

Each party is responsible for their own legal fees.

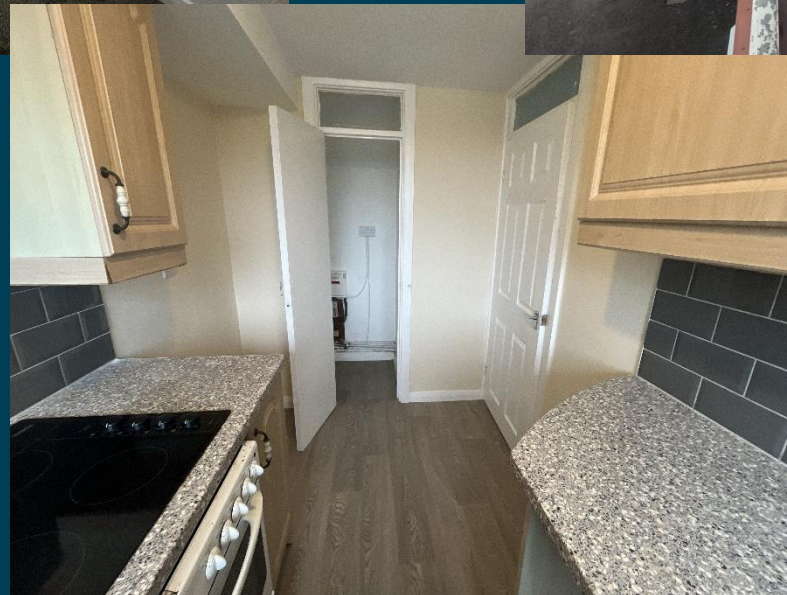
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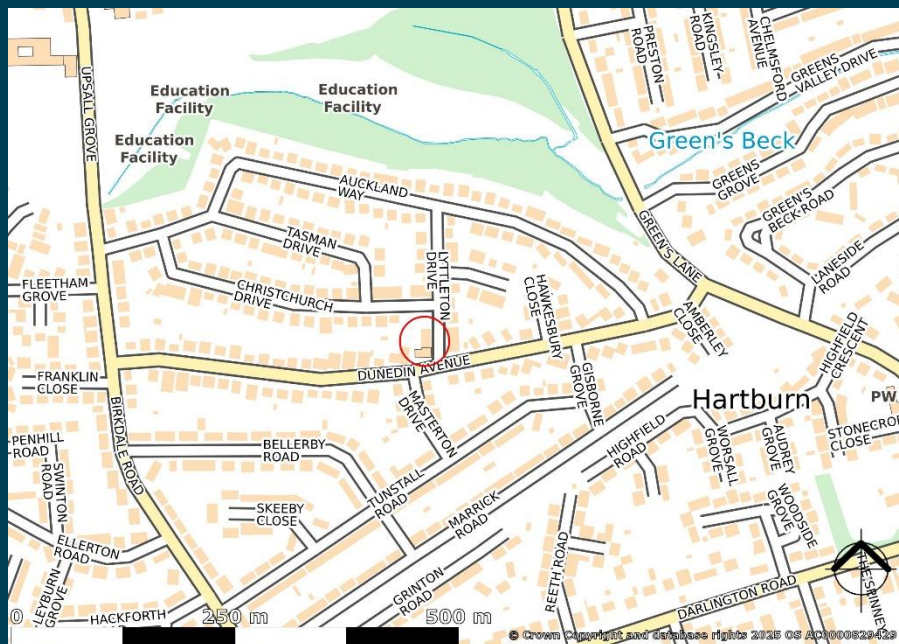
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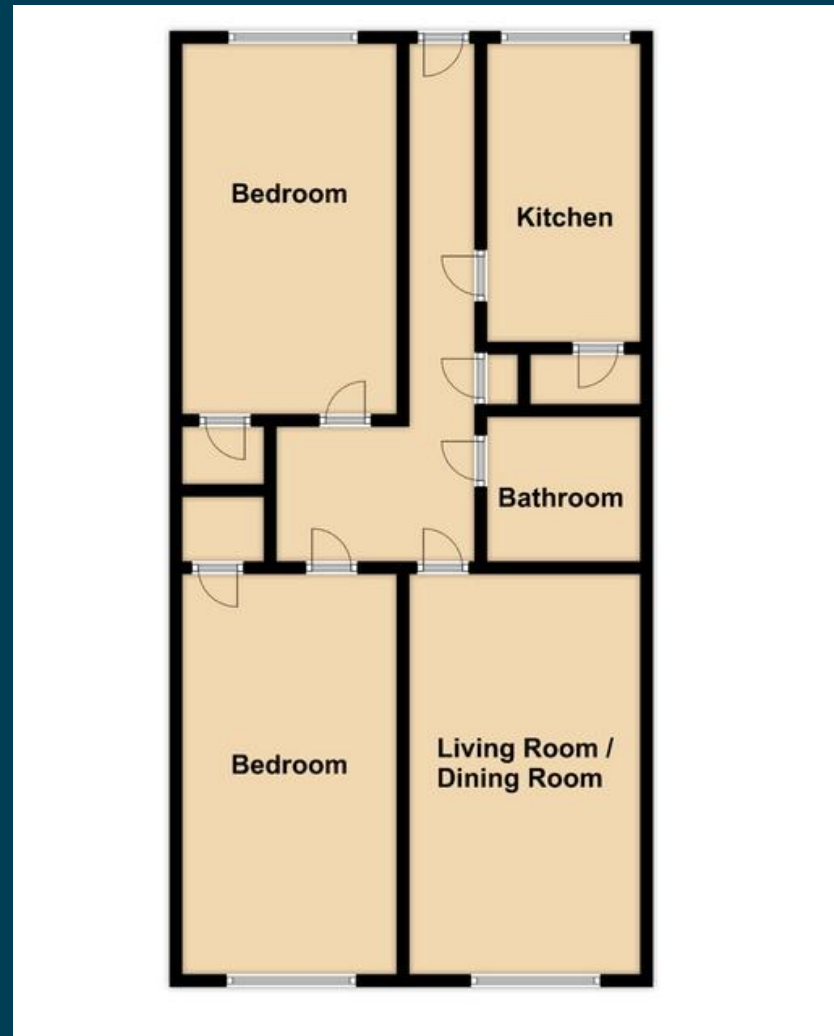


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22a MILTON STREET, SALTBURN BY THE SEA, TS12 1DG

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Energy performance certificate (EPC)

8a, Lytleton Drive STOCKTON-ON-TEES TS18 5LE	Energy rating E	Valid until: 20 May 2030
		Certificate number: 8504-5197-2022-8927-4503

Property type	Top-floor flat
Total floor area	59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

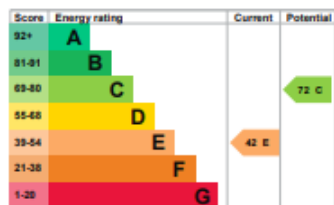
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

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