



## Longleat Walk, Ingleby Barwick, Stockton-On-Tees, TS17 5BW

An excellent mid-floor two bedroom apartment is now available with no onward chain in the popular development of Ingleby Barwick.

This property features a communal entrance and hallways accessible via a security entry system. Inside, you'll find a hall leading to a spacious open plan kitchen and lounge area. The lounge includes a Juliet balcony, while the fitted kitchen boasts a range of units and integrated appliances, such as a fridge/freezer, oven, and gas hob. The apartment includes two bedrooms, with the master bedroom featuring an en-suite shower room. A three piece bathroom completes the living space. The property benefits from gas central heating and double glazed windows.

Externally, the apartment is surrounded by communal grounds and offers allocated parking.

Ingleby Barwick is a vibrant community, offering numerous amenities including excellent schools, shops, parks, sports facilities, restaurants, and more. With excellent commuter links via the A19, this property is an attractive option for various buyers, including first-time buyers and investors. The apartment has recently achieved a rental figure of £600 PCM.

For more information or advice on buying and letting, please contact Gowland White, your trusted SALES and LETTINGS Agent.

£80,000



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## LOUNGE

16'1 x 10'10 (4.90m x 3.30m)

## KITCHEN

9'5 x 8'3 (2.87m x 2.51m)

## BEDROOM ONE

12'4 x 8'6 (3.76m x 2.59m)

## EN-SUITE

6'5 x 5'4 (1.96m x 1.63m)

## BEDROOM TWO

8'5 x 7'7 (2.57m x 2.31m)

## BATHROOM

7'8 x 5'4 (2.34m x 1.63m)

## Additional Information

Leasehold: 109 years remaining

Service charge is £1100 per year (subject to change)

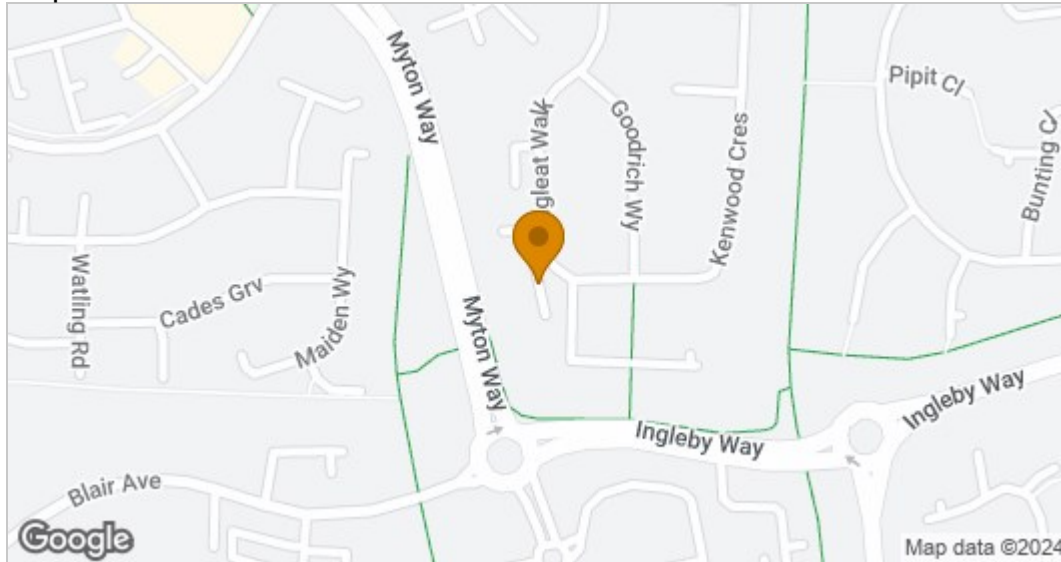
Ground rent is £480 per year (subject to change)



Floor Plan

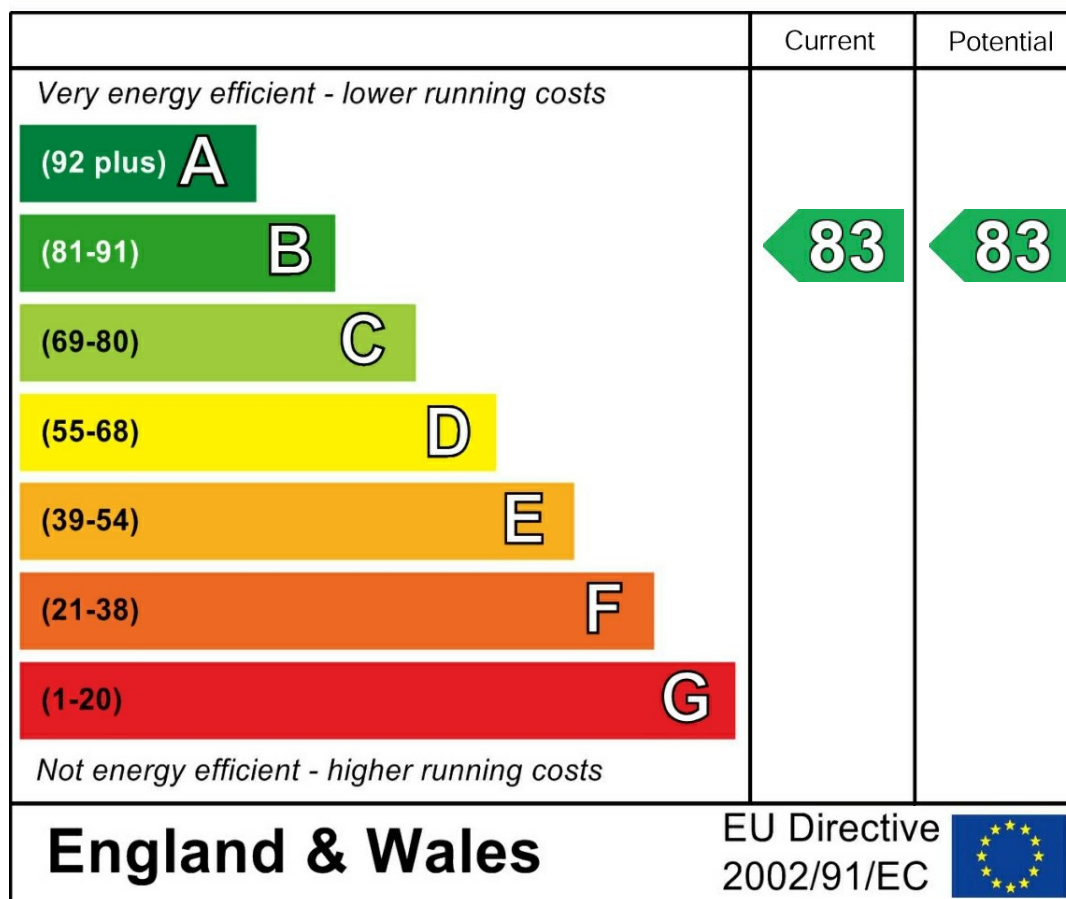


## Map



## EPC graph

### Energy Efficiency Rating



### VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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