



## Goose Garth, Eaglescliffe, TS16 0RQ

This top-floor, two bedroom apartment with allocated parking is ideally located less than a mile from Yarm High Street, making it attractive to a range of buyers, including investors, first time buyers, and those looking to downsize.

Inside, the property offers a hallway leading to a bright and spacious kitchen/dining room, fitted with a variety of units and equipped with an integrated oven and hob. The large lounge provides a comfortable space to relax, while the two bedrooms include a master with the added convenience of an en-suite shower room with a large shower cubicle. A well appointed bathroom, featuring a shower over the bath, completes the interior layout.

The apartment enjoys views over pleasant, well maintained communal gardens and comes with modern features such as an intercom entry system, gas central heating, and double glazed windows. In addition to allocated parking, visitor spaces are also available.

Set just off Yarm Road, the property is within easy walking distance of local amenities and Yarm High Street, with excellent access to main commuting routes via bus routes, the A66 and Eaglescliffe Train Station.

£170,000





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**HALL**

**LOUNGE**

11'4" x 14'5" (3.45m x 4.39m)

**KITCHEN/DINING ROOM**

21'9" x 8'7" (6.63m x 2.62m)

**BEDROOM ONE**

11'3" x 11'6" (3.43m x 3.51m)

**EN-SUITE**

7'6" x 5'7" (2.29m x 1.70m)

**BEDROOM TWO**

9'0" x 10'0" (2.74m x 3.05m)

**BATHROOM**

7'0" x 5'7" (2.13m x 1.70m)

**ADDITIONAL INFORMATION:**

LEASEHOLD - APPROX 102 YEARS REMAINING

ANNUAL GROUND RENT - £50.00 (SUBJECT TO CHANGE)

ANNUAL SERVICE CHARGE - £2130.96 (SUBJECT TO CHANGE)

**AML PROCEDURE**

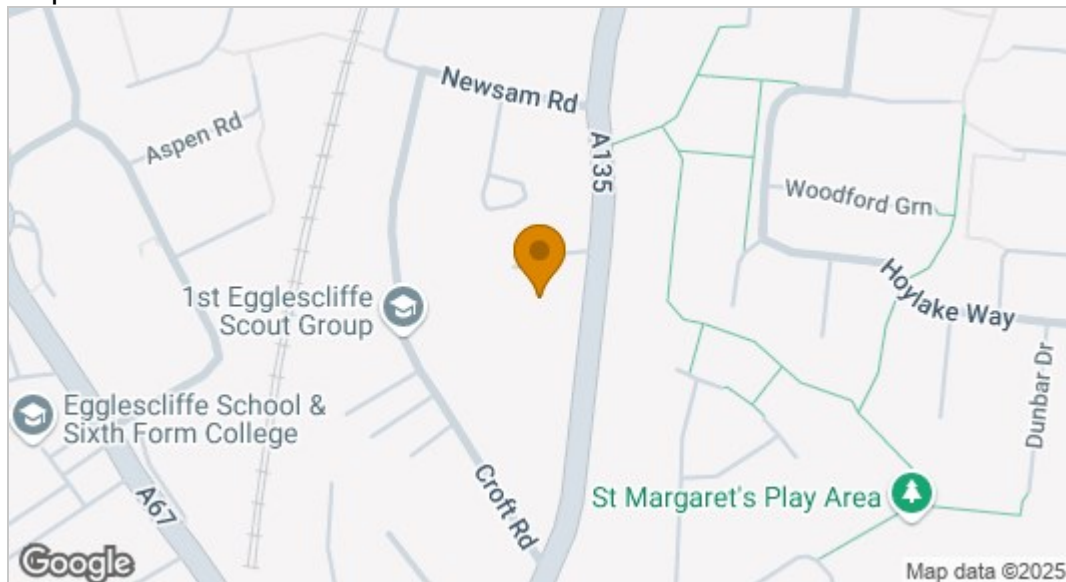
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



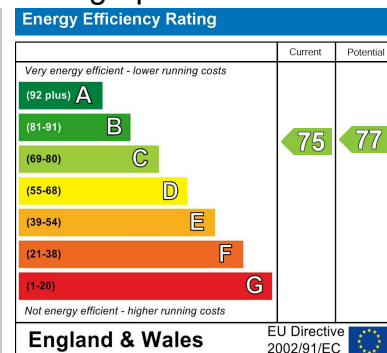




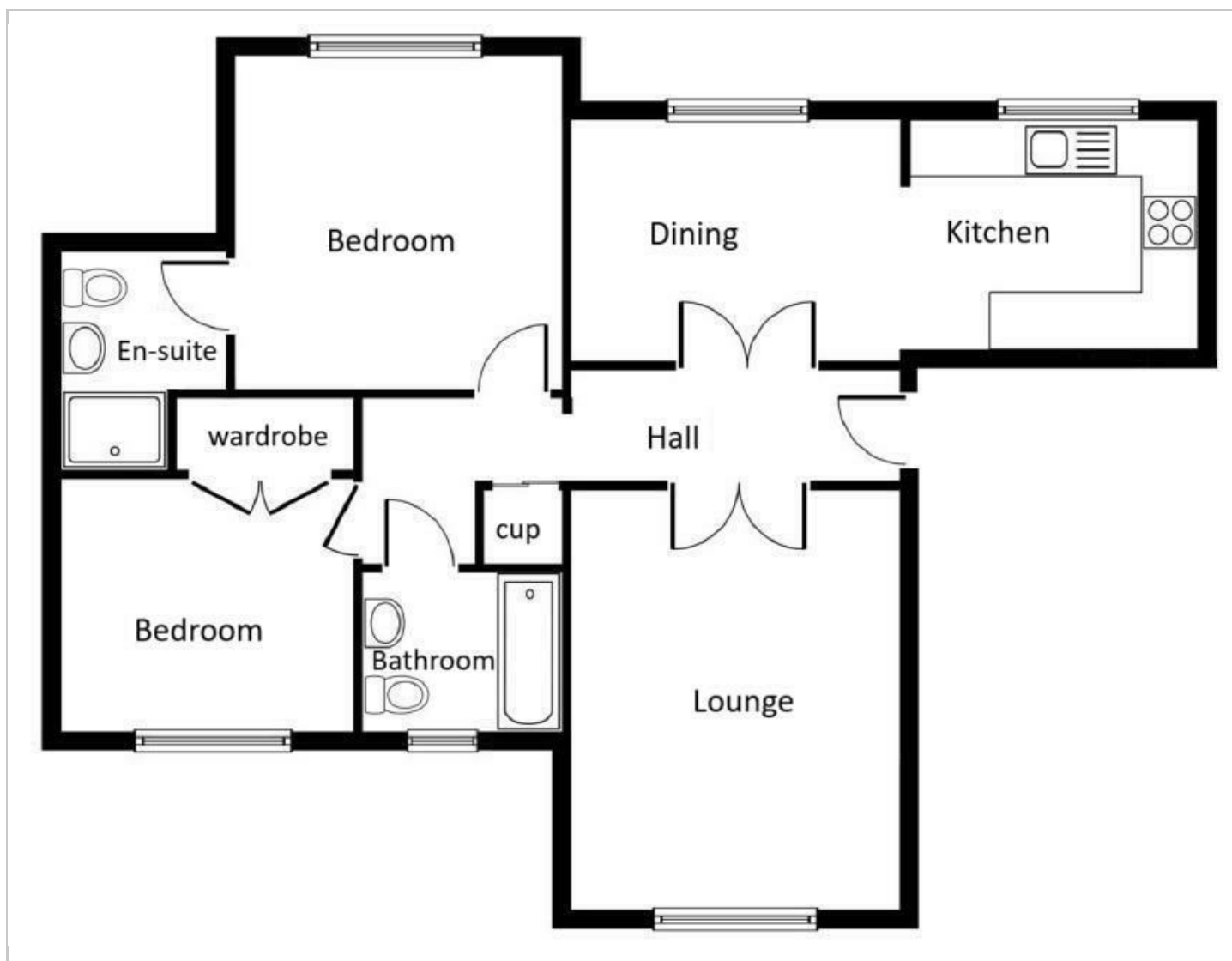
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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