



Mill Wynd, Yarm, TS15 9AF

This well presented two bedroom, first floor apartment enjoys a prime location, just a short walk from Yarm High Street, providing easy access to its shops, cafés, restaurants, bars, and scenic riverside walks.

The accommodation features a hallway leading to a spacious open plan lounge and kitchen. The kitchen/dining area is fitted with sleek contemporary high-gloss units, an integrated oven, and a hob. There are two double bedrooms, including a master with an en-suite shower room, plus a stylish main bathroom with a shower over the bath.

Additional benefits include allocated parking, an intercom entry system, combi gas central heating, and double glazing throughout.

With excellent transport links via the A19, A66, and Yarm Train Station, this apartment is an ideal choice for professionals and investors looking for a property in a highly desirable area.

£210,000



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HALL

LOUNGE

17'5" x 14'5" (5.31m x 4.39m)

KITCHEN/DINING ROOM

10'1" x 9'8" (3.07m x 2.95m)

BEDROOM ONE

14'9" > 8'10" x 12'6" (4.50m > 2.69m x 3.81m)

ENSUITE

6'1" x 5'7" (1.85m x 1.70m)

BEDROOM TWO

14'10" x 8'5" (4.52m x 2.57m)

BATHROOM

7'5" x 5'7" (2.26m x 1.70m)

LEASEHOLD INFORMATION

Years remaining: 123 years

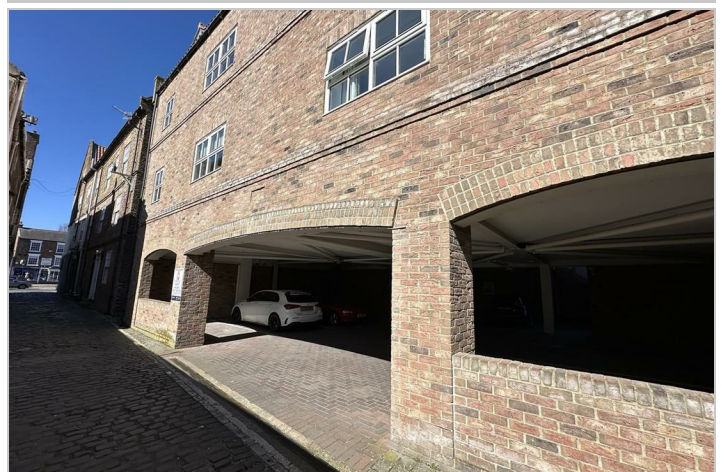
Annual Ground Rent: £100.00 (subject to change)

Annual Service Charge: £1000.00 (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.

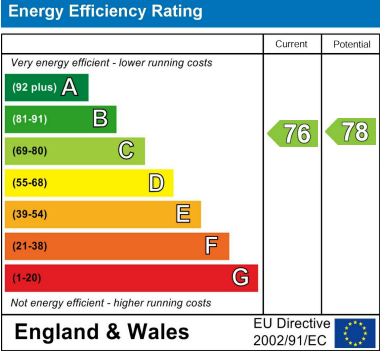




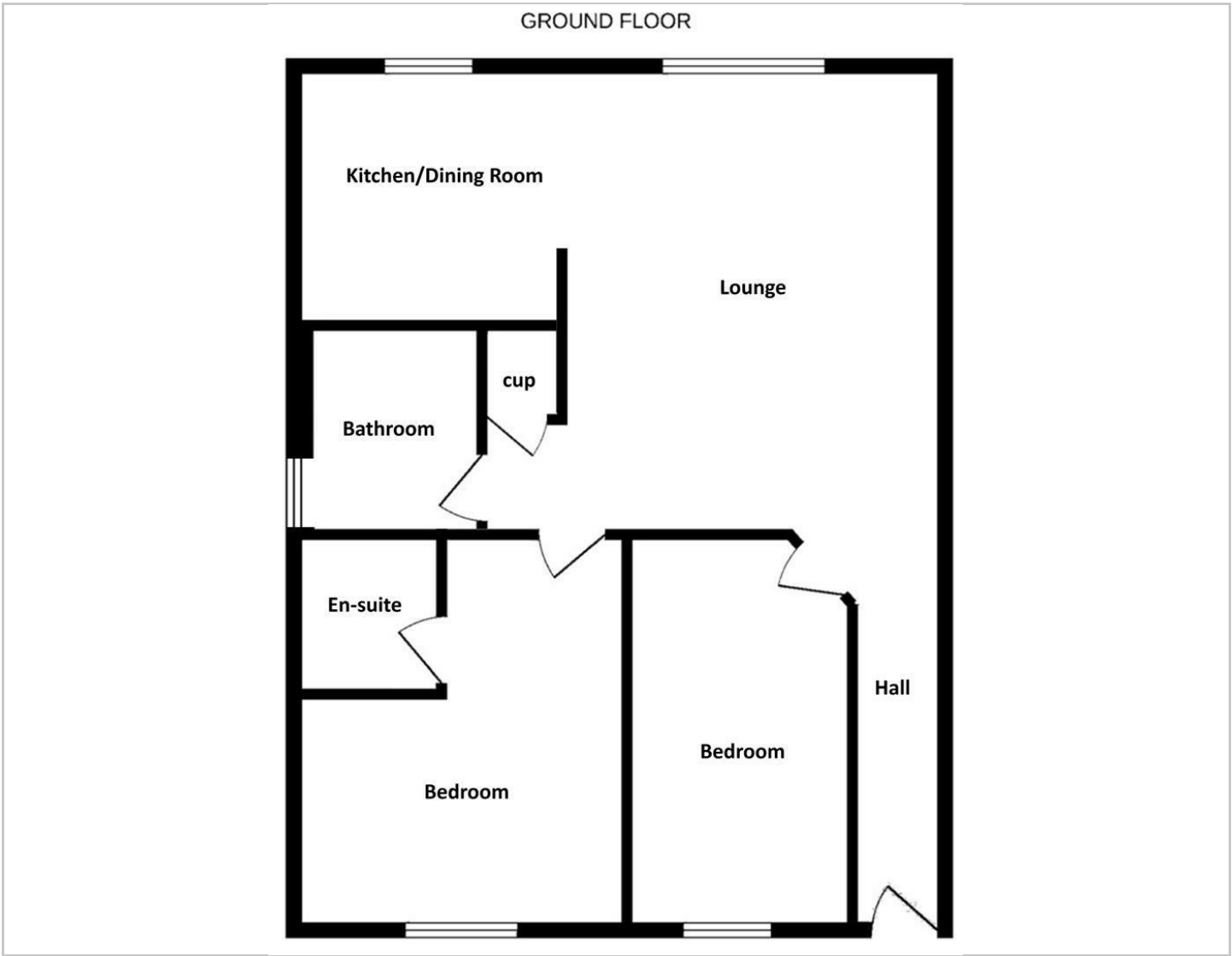
Map



EPC graph



Floor Plan



VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.