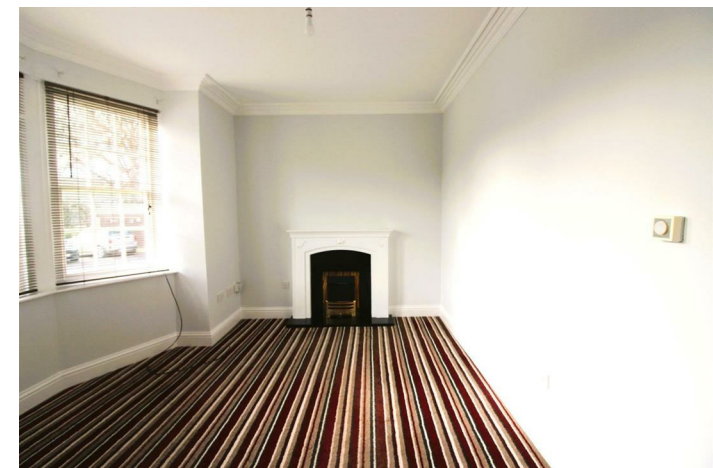




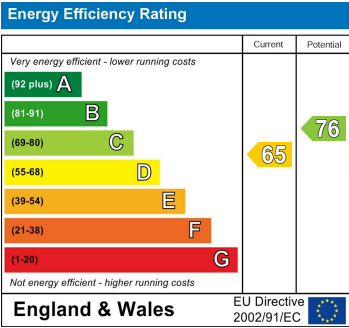
## 1 BROCTUNE GARDENS

SALTBURN-BY-THE-SEA, TS12 2GF

£99,000  
LEASEHOLD

A beautifully presented and spacious ground floor apartment in the sought after location of Brotton Hall. The accommodation comprises; entrance hall with entry phone system, lounge with large bay window, good size kitchen, one double bedroom and bathroom. The property is warmed throughout by gas combi central heating, private rear garden and is ideally located for local amenities and provides easy access to transport links. Council Tax band B £1894.33pa. Energy Rating D. Management fees £275 in 2024.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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