



## 13 Mainside

Redmarshall, Stockton-On-Tees, TS21 1HY

**Offers in the region of £120,000**



**\*\* For Just £1 You Will Own A Part Of The Freehold & Become A Director\*\*** Please Speak With Emma At Harper & Co To Discuss The Lease Information Further. Currently One Bedroom But Does Have Potential To Be Re-Designed To Create A Second Bedroom (Subject To Planning Permission). For Sale With The Advantage Of No Onward Chain & Vacant Possession. Benefiting Off-Road Parking & Single Garage En-Bloc. A Versatile Ground Floor Apartment With 785 ft<sup>2</sup>/73 m<sup>2</sup> Of Living Space. Communal Garden & Open Views Offering A High Level Of Privacy. uPVC Double Glazing Throughout. Electric Heating But Does Offer The Potential To Have Gas Supply Fitted.

Ownership: Collective Enfranchisement Is A Legal Term For The Right Of Leaseholders To Jointly Acquire The Freehold Of A Building, Or Part Of A Building, In Which They Hold A Residential Leasehold Interest.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**

As You Travel Through Carlton Village Onto Kirk Hill Road, Take The Left Turn For Redmarshall. Take The Right Turn For Church Lane, Then First Left For Mainside Opposite The Ship Inn.

- Bishopton Redmarshall Primary School - 4 Minute Drive
- The Smiths Arms Public House & Restaurant - 15 Minute Walk
- The Ship Inn Public House & Restaurant - 1 Minute Walk
- Redmarshall St Cuthbert's Parish Church - 3 Minute Walk
- Honeypot Woodland Area & Countryside Walks - 22 Minute Walk Or 3 Minute Drive
- West House Trout Lakes - 7 Minute Drive
- North East Wake Park - 4 Minute Drive

Distance Times As Suggested By Google Maps.

**Accommodation Comprises:**

**Entrance Porch**

uPVC Double Glazed Entrance Door, Leading To The Hallway.

**Entrance Hallway**

Doors Leading To The Wet Room & Lounge.

**Lounge/Diner**

13'8" x 15'9" (4.19m x 4.82m)  
uPVC Double Glazed Windows & French Doors Leading To The Garden, Storage Cupboard, Door Leading To The Bedroom.

**Kitchen**

13'7" x 9'9" (4.15m x 2.99m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob, Space For A Fridge Freezer & Washing Machine, Space For A Breakfast Table, uPVC Double Glazed Window.

**Bedroom**

10'8" x 9'11" (3.26m x 3.03m)  
uPVC Double Glazed Window.

**Wet Room**

8'2" x 6'11" (2.51m x 2.12m)  
Electric Shower, White Wash Hand Basin, W.C, uPVC Double Glazed Window.

**Externally**

Garage & Driveway In Front Provide Off-Road Parking, Communal Garden, Green Belt To The Front Aspect.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: B**

Council Tax Estimate £1,663  
Year Built 1983-1990  
Floor Area 73m<sup>2</sup>

**Tenure Information:**

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The Lease Is Afforded By One Share In A Limited Company Who Own The Freehold At £1.00.

Service Charge: £50 Per Month, Includes Grass Cutting & Buildings Insurance.

Lease Start Date - 13/07/1989  
Lease End Date - 25/03/2088  
Lease Term - 99 Years From 25 March 1989  
Lease Term Remaining - 64 years

**Disclaimer:**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

