



## Bridgewater Court Leven Bank

, Yarm, TS15 9BF

**£1,000 Per month**

A fantastic opportunity for someone to rent this unique apartment just on the outskirts of Yarm....

This private development situated just off Leven bank is a hidden gem and the two bedroom apartment offers character mixed with modern living and an abundance of space.

The property comes fully furnished and with utility bills included in the rent.

The property comprises of:

Entrance hallway - This is a great space which could be used as an office or utility area

Bedroom 2 - a huge double bedroom which previously has been used as a second reception room. No furniture is included in this room

Main bedroom - Huge double room with furniture included

Living room - Fitted with two cosy sofas and a TV stand -

Kitchen- Well proportioned kitchen with dining bench - also equipped with appliances

- TWO BEDROOM APARTMENT
- ABUNDANCE OF SPACE
- YARM
- PARKING AVAILABLE
- UNIQUE PROPERTY

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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