



**Waterloo Place, Thornaby Stockton-On-Tees TS17 6SA**

**welcome to**

## **Waterloo Place, Thornaby Stockton-On-Tees**

- NEWLY RENOVATED APARTMENT
- 7.05% NET YIELD
- CONTEMPORARY FEATURES
- CLOSE TO LOCAL SCHOOLS & COMMUTING ROUTES
- IDEAL INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: B

# £45,000

### **Communal Entrance Hallway**

Entered via door to front elevation, stairs leading to first floor and door leading into entrance hallway.

### **Hallway**

Cupboard housing the hot water cylinder, plumbing for washing machine and door leading through to lounge.

### **Lounge**

12' 7" maximum x 10' 2" ( 3.84m maximum x 3.10m )

Double glazed window to front elevation, electric heater, television point, telephone point and door leading to kitchen / breakfast room.

### **Kitchen / Breakfast Room**

Fitted with a range of wall and base units, work top surfaces, built-in electric hob, spotlights to ceiling, electric oven, space for free standing fridge freezer, chrome sink, drainer and mixer tap and chrome chimney style extractor hood.

### **Bedroom One**

16' 2" x 9' 8" maximum ( 4.93m x 2.95m maximum )  
Double glazed window to front elevation and electric heater.

### **Bathroom**

Suite comprising of bath with overhead mixer shower, wash hand basin, WC, extractor fan, spotlights to ceiling, heated towel rail and part tiled.

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### **Property Ref:**

STO109438 - 0011

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