



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

Offered to the market for sale this well presented 1 bedroom self contained top floor apartment. Situated on Pennyroyal Road which is on a modern development on the outskirts of Stockton. The apartment should prove economical to manage having electric heating and uPVC double glazing. Other features include an entry telecom system, recently refitted bathroom with floor tiles and carpets in the hallway, lounge and bedroom in addition to a well fitted kitchen and balcony seating area. The internal layout comprises of: entrance hallway, bedroom one, bathroom with three piece white suite and open plan kitchen/lounge with uPVC double glazed patio doors to the balcony. Externally are communal grounds and parking.

Pennyroyal Road, Stockton, TS18 3TY

1 Bed - Apartment

Starting Bid £49,999

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



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ENTRANCE HALLWAY

Via intercom system

LIVING ROOM

Which is open plan with the kitchen. Double glazed patio doors to the rear onto balcony, electric radiator/heater, carpet flooring.

KITCHEN

Breakfast bar, tiled floor, double glazed window to side aspect, wall and base units, hob, extractor fan, part tiled with spot lights.

BEDROOM

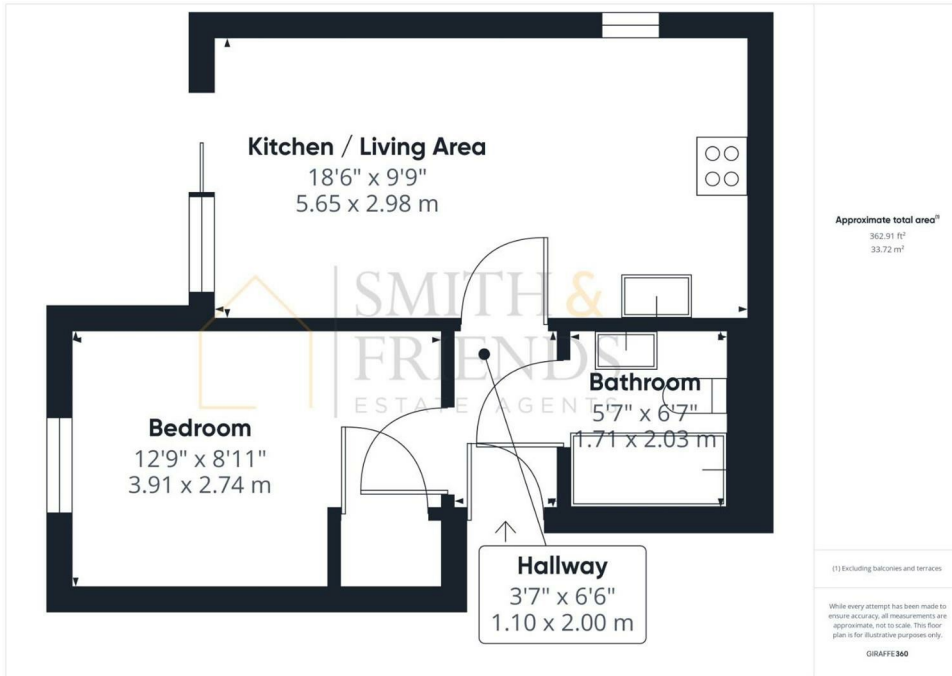
Storage cupboard housing the boiler, double glazed window to rear aspect, carpet flooring, electric heater and built-in wardrobes.

BATHROOM

Bath, shower, WC, wash hand basin, part tiling, shaver point and electric heated towel rail.

OUTSIDE

Parking bay.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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