



#### PUBLIC NOTICE

Smith and Friends Estate agents are now in receipt of an offer for the sum of £55,000 for 21 Albert Gate Apartments, Park Road South, Middlesbrough, TS5 6JA. Anyone wishing to place an offer on this property should contact Smith and Friends, 26 Stokesley Road, Marton, Middlesbrough TS7 8DX 01642 313666 before exchange of contracts.

#### EPC RATING D

SMITH & FRIENDS are delighted to offer to the market this two bedroom first floor apartment with the benefit of NO CHAIN INVOLVED. The development is conveniently positioned within walking distance of Teesside University, Linthorpe Village and Middlesbrough Town Centre. The spacious living accommodation briefly comprises; entrance/hall, open plan generous lounge/ kitchen kitchen, master bedroom with en-suite, second bedroom and a family bathroom/WC. Viewings come highly recommended to fully appreciate.

#### LEASEHOLD PROPERTY

**Albert Gate Apartments, Park Road South, Middlesbrough, TS5 6JA**  
**2 Bed - Apartment - Purpose Built**  
**£65,000**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Leasehold**





**Albert Gate Apartments, Park Road South,  
Middlesbrough, TS5 6JA**



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			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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