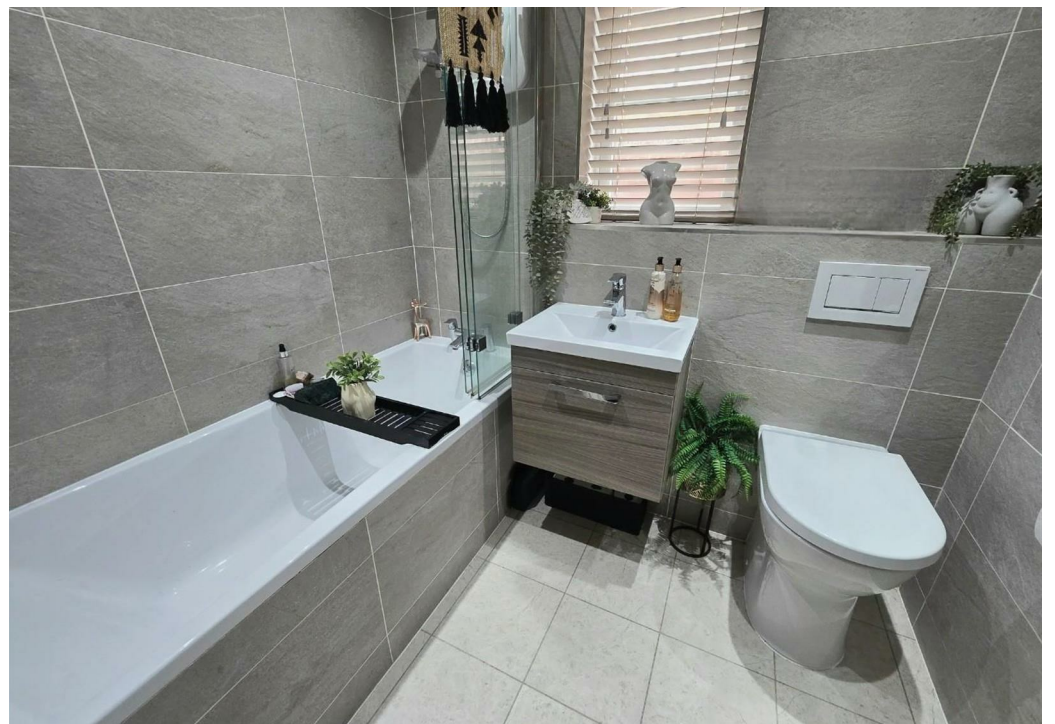**Longleat Walk, TS17 5BW**
2 Bed - Apartment
£105,000

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold

SMITH & FRIENDS
ESTATE AGENTS

Longleat Walk, TS17 5BW

*** NO CHAIN SALE ***
*** GROUND FLOOR APARTMENT ***

NEW TO THE MARKET, this stunningly presented ground floor apartment situated within the popular Broomhill area of Ingleby Barwick. Located within close proximity to local amenities, including the Sandgate Shops and Myton Shops. Ideal purchase for a First Time Buyer, or Buy-to-Let Investor.

The property briefly comprises of; Secure Communal Hall, Entrance Hallway, Stunning Lounge with Modern Open Plan Kitchen, Master Bedroom with En-Suite Shower, Second Double Bedroom, and a Three Piece Family Bathroom.

Externally, the Property benefits from well maintained communcial gardens surrounding the apartment, an Allocated Parking Space and Plenty of Additional Visitor Parking Bays.
*** This Property currently has a sitting tenant and can be sold with or without a sitting tenant.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

Entrance Hall
3'0" x 19'6" (0.93m x 5.95m)
Additional Storage Cupboard

Lounge / Diner / Kitchen
10'9" x 25'2" (3.28m x 7.69m)

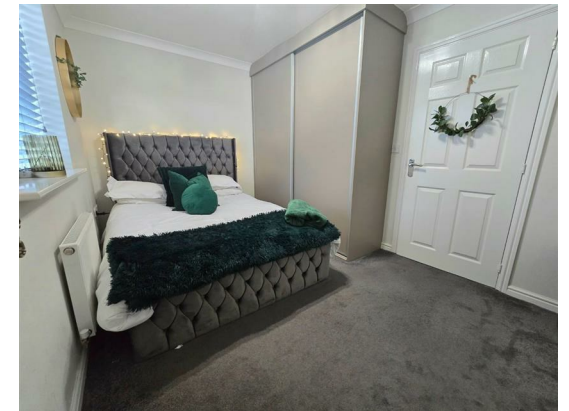**Bedroom 1**
8'7" x 12'2" (2.63m x 3.71)

En-Suite Shower Room
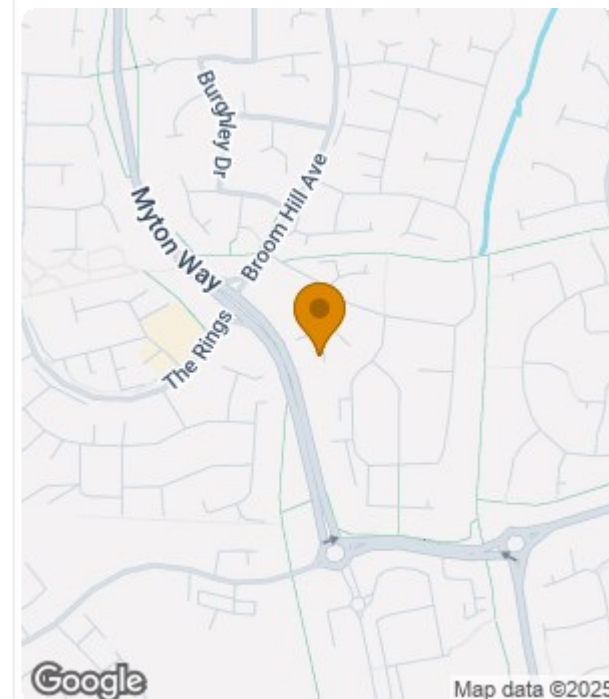7'3" x 4'3" (2.22m x 1.30m)

Bedroom 2
8'3" x 7'8" (2.54m x 2.34m)

Family Bathroom
6'10" x 5'5" (2.10m x 1.66m)

Floor Plan

Kitchen / Diner / Living Area
10'9" x 25'2"
3.28 x 7.69 m

Hallway
3'0" x 19'6"
0.93 x 5.95 m

Bathroom
6'10" x 5'5"
2.10 x 1.66 m

Bedroom 2
8'4" x 7'8"
2.54 x 2.34 m

Bedroom 1
8'7" x 12'2"
2.63 x 3.71 m

En-Suite
7'3" x 4'3"
2.22 x 1.30 m

Approximate total area [1]

560.38 ft²
52.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Map data ©2025

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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