



Hatchlands Park, Ingleby Barwick, TS17 5GU
2 Bed - Apartment
Offers In Excess Of £95,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Hatchlands Park, TS17 5GU

*** STUNNING TWO BEDROOM APARTMENT ***

*** IDEAL FOR FIRST TIME BUYER OR BUY TO LET INVESTOR ***

SMITH & FRIENDS are delighted to market this two bedroom apartment situated on the first floor. Located within the popular Broomhill area of Ingleby Barwick, within walking distance of great local amenities including the 'Sandgate' development. This property would make an ideal first purchase or investment property.

The property boasts a secure, intercom access and allocated parking bays, with additional visitor parking available. Karndean flooring has been laid throughout the lounge/kitchen and hallway, whilst the whole property has a modern contemporary feel. The accommodation comprises of an entrance hall, impressive through lounge/diner with open-plan kitchen off, two good bedrooms, with the master bedroom having a 'walk-in' dressing room, and a separate separate family bathroom.

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

Entrance Hall

3'0" x 19'3"

Lounge / Kitchen / Diner

10'11" x 25'4"

Bedroom 1

8'7" x 11'8"

Walk-in Dressing Room

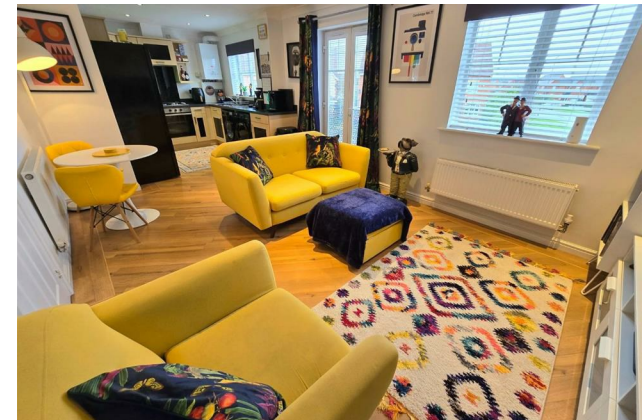
7'4" x 5'0"

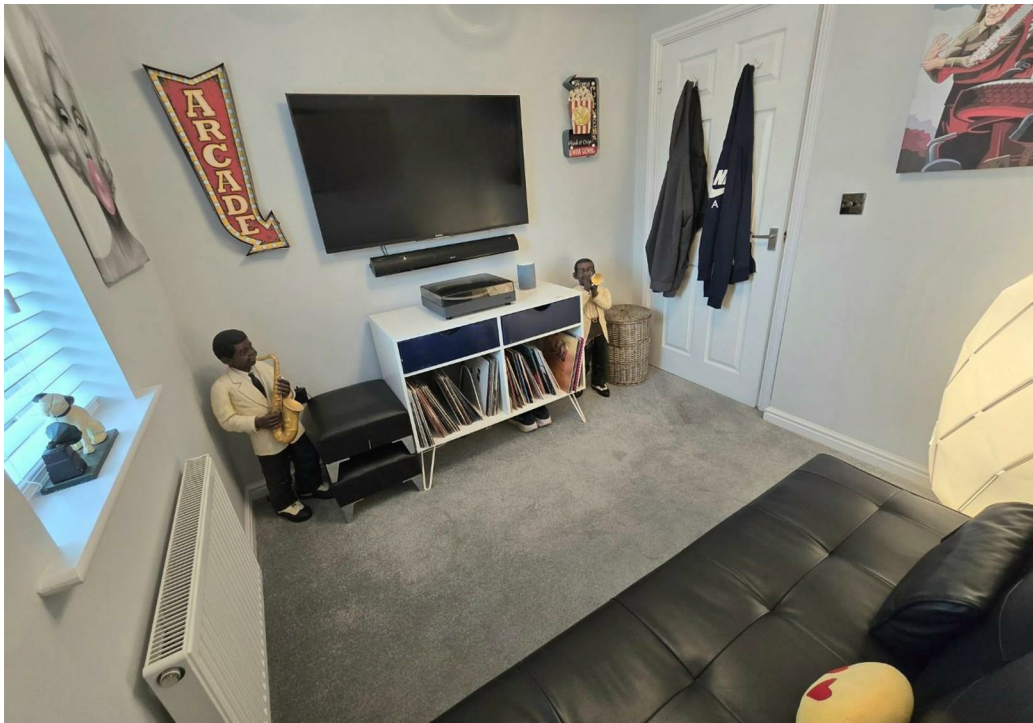
Bedroom 2

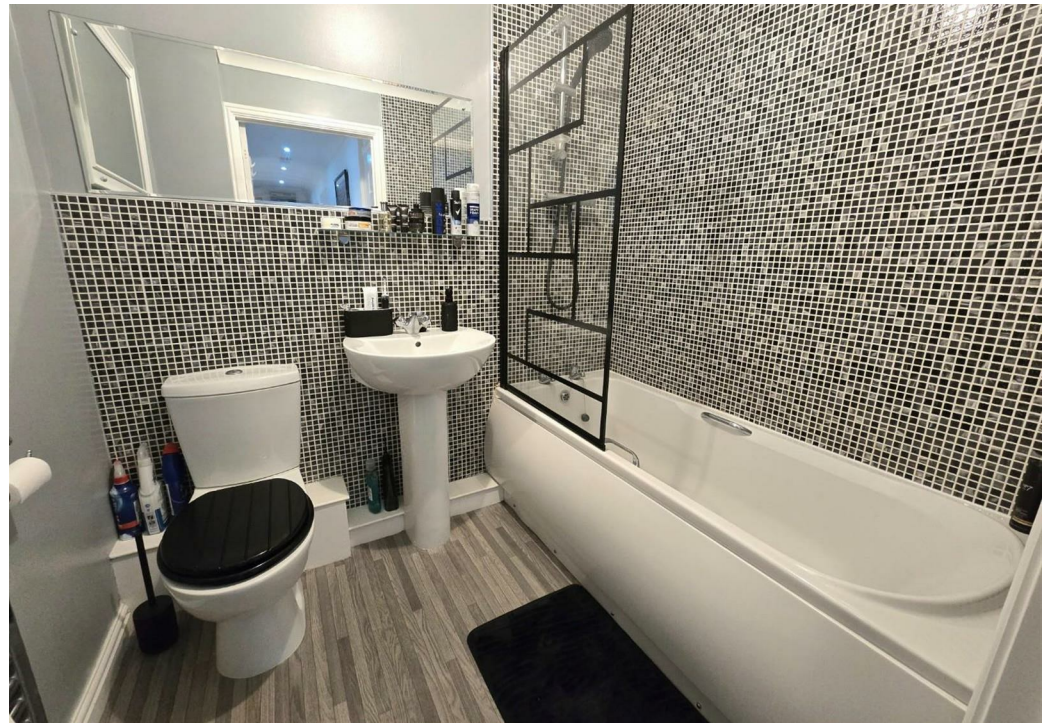
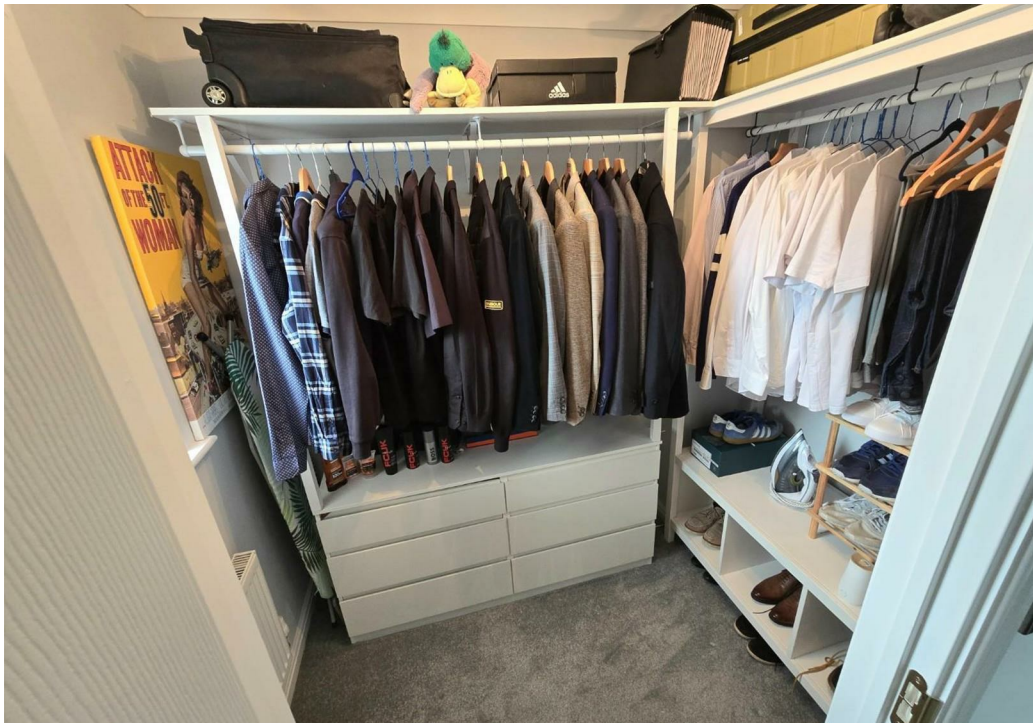
8'7" x 8'2"

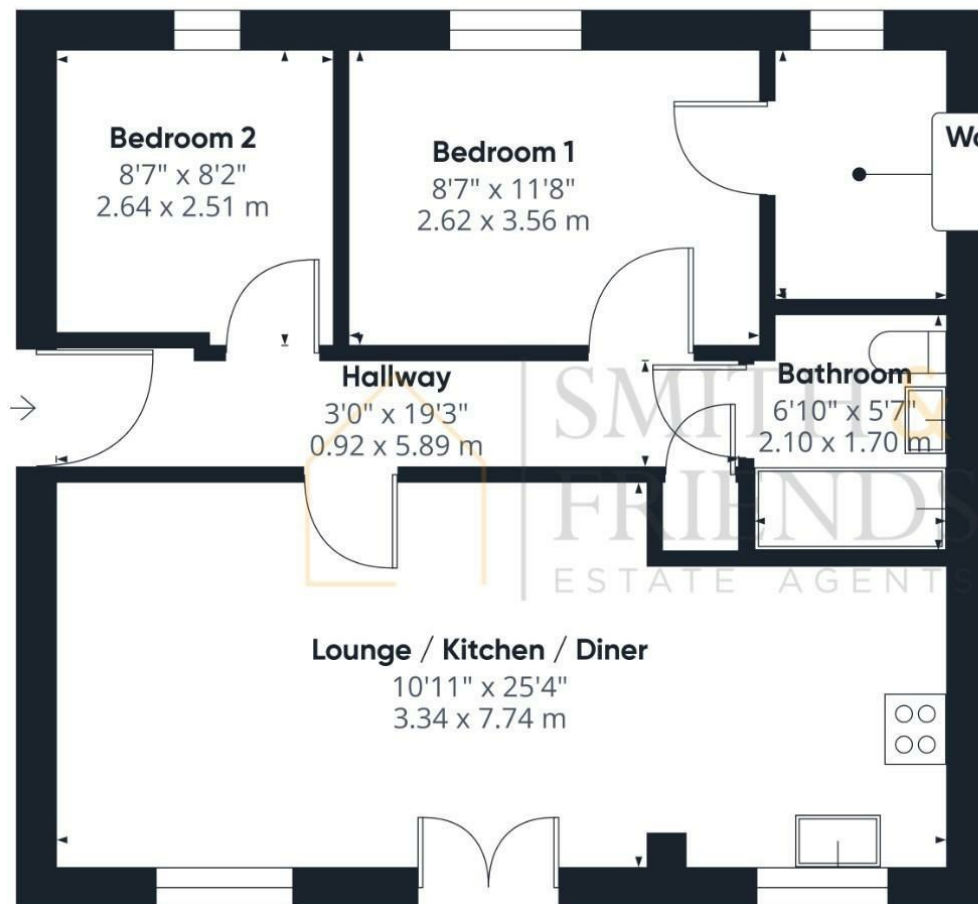
Bathroom

6'10" x 5'6"









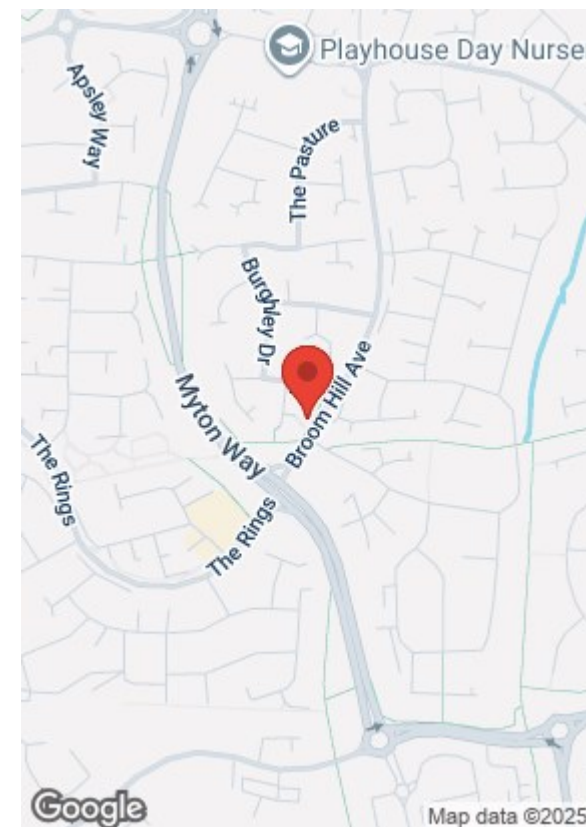
Approximate total area⁽¹⁾
567.36 ft²
52.71 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	82
EU Directive 2002/91/EC		

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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