



A smart and well presented 2 bedroom second floor apartment situated in a modern development. The property comprises of entrance hallway, lounge, kitchen with built in appliances including an oven, hob, fridge/freezer and washing machine, 2 bedrooms, en-suite to bedroom 1 and bathroom/w.c. The property has electric heating and has an allocated parking space in the gated car park.

For a viewing contact SMITH AND FRIENDS - Estate Agents Stockton, Early viewing is highly recommended.

UNFURNISHED  
 REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa  
 RENT £650cm  
 BOND £750  
 (Application is subject to a Holding Fee - please refer to our website for further details)

**Martinet Road, Thornaby, TS17 0AS**  
**2 Bedroom - Apartment - Purpose Built**  
**£650 Per Calendar Month**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: B**



# Martinet Road, Thornaby, TS17 0AS



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		77	
(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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