



A smart and well presented 2 bedroom ground floor purpose built flats. The property has secure parking via a fob entry gated access. The property comprises of entrance hallway, lounge, kitchen, 2 bedrooms, en-suite to bedroom 1 and bathroom/W.C. benefiting from electric heating and double glazing. Early viewing is recommended.

REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTORS: if required £23,400pa  
Rent £650  
Bond £750

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.  
(Application is subject to a holding fee - please refer to our website for further details)

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

 **SMITH &  
FRIENDS**  
ESTATE AGENTS

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		
(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		
EU Directive 2002/91/EC		

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