



\*\*\*AVAILABLE APRIL 2025\*\*\*

A smart and well presented two bedroom third floor apartment which comprises entrance hallway, lounge, kitchen with free standing fridge freezer, integrated hob/oven and washing machine. Two double bedrooms, one with an en-suite bathroom with shower. Second bathroom with bath/WC. The apartment benefits from electric heating, an allocated parking space and has a lovely Juliette balcony in the lounge overlooking views of the River Tees. Early viewing is highly recommended.

Please contact Smith and Friends Stockton to arrange a viewing.

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £17,850pa; GUARANTORS: if required £21,420pa

RENT: £595

BOND: £686

(Application is subject to a Holding Fee - please refer to our website for further details)

**Willowsage Court, Stockton, TS18 3UQ**

**2 Bedroom - Flat**

**£595 PCM**

**EPC Rating: E**

**TENURE:**

**COUNCIL TAX BAND: B**



Willowsage Court, Stockton, TS18 3UQ



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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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