



*** Available Now***

This first floor apartment has come available to rent furnished or unfurnished. The apartment is spacious offering three double bedrooms and the master bedroom having the benefit of an ensuite and fitted robes. Fitted kitchen, bathroom and lounge with double doors overlooking the rear to the apartments. External: Intercom entrance and allocated parking bay. The apartment would be perfect for a professionals and is located close to shops, local amenities and has easy A66/A19 access.

REQUIRED EARNINGS - TENANTS: £22,500pa; GUARANTORS: if required £27,000pa
 Rent £750
 Bond £865

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

(Application is subject to a holding fee - please refer to our website for further details)

Sun Gardens, Stockton-On-Tees, TS17 6PL

3 Bedroom - Apartment

£750 Per Calendar Month

EPC Rating: B

TENURE:

COUNCIL TAX BAND: B



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ENTRANCE HALLWAY
Radiator, carpet, storage cupboard.

LOUNGE
Double glazed door onto Juliet balcony, double glazed window, carpet, coved ceiling, radiator.

KITCHEN
Double glazed window, boiler, washing machine, built-in oven, gas hob, partly tiled.

BEDROOM ONE
Double glazed window, radiator, sliding wardrobes, coved ceiling.

EN SUITE
Shower cubicle, vanity wash hand basin, vanity WC, radiator, extractor fan, double glazed window.

BEDROOM TWO
Double glazed window, sliding wardrobes, carpet, radiator.

BEDROOM THREE
Double glazed window, carpet, radiator.

BATHROOM



Double glazed window, radiator, bath, shower, vanity wash hand basin, vanity WC, extractor fan.

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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