



Superb three bedroom second floor apartment. Spacious and well presented accommodation, Gas central heating. UPVC double glazing .Good decorative order and well appointed. Entrance hall, spacious lounge/dining room with French doors to a Juliet balcony, fitted kitchen/breakfast room with integral appliances and space for table and chairs, Bedroom 1 with mirror fronted wardrobes and en suite shower room/WC with white suite, Bedroom 2 with fitted wardrobes, Bedroom 3 , and bathroom/WC with a white suite. Allocated parking. Viewing highly recommended.

FURNISHED

REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa

RENT: £725pcm

BOND: £836

For a viewing contact SMITH & FRIENDS - 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, Thornaby, TS17 6PR

3 Bedroom - Flat - Purpose Built

£725 Per Calendar Month

EPC Rating: B

TENURE:

COUNCIL TAX BAND: B



Sun Gardens, Thornaby, TS17 6PR



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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