



Smith and Friends are delighted to offer to the market to let this well presented ground floor apartment in the much desired location of Thorpe Thewles. This well maintained apartment is warmed by gas central heating, benefits from uPVC double glazing and is located close to the A177 route. The accommodation comprises of entrance vestibule, bathroom/WC which is fitted with a three piece white suite including an electric shower over bath, good sized lounge with door leading to kitchen & the bedroom which has fitted wardrobes. Externally to the front is an off street car parking space.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

REQUIRED EARNINGS: Tenants £14,850pa; Guarantor, if required £17,820pa

RENT £495pcm

BOND £571pcm

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

**Middlebank House, Stockton-On-Tees, TS21 3JD**

**1 Bedroom - Flat**

**£495 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**





Middlebank House, Stockton-On-Tees, TS21 3JD



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	65	73
EU Directive 2002/91/EC		

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

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