



\*\*\* AVAILABLE JUNE \*\*\*

SMITH & FRIENDS are Pleased to Bring to the Market this Attractive Two Bedroom Apartment, on the First Floor, Available to let on a Part Furnished Basis. The Apartment is Located within the Popular Area of Broomhill, Ingleby Barwick.  
The Apartment Briefly Comprises of; Entrance Hallway, Open Plan Lounge, With Fitted Kitchen/Dining Area, Two Bedrooms and a Family Bathroom/WC. Externally, the Property also Benefits from Main Entrance Secure Door Entry System and Allocated Parking to the Rear.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is Highly Recommended.

PART FURNISHED / NO SMOKERS / NO PETS  
REQUIRED EARNINGS: Tenants £19,350pa; Guarantor, if required £23,220pa  
RENT £645 PCM  
BOND £744  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Longleat Walk, Ingleby Barwick, TS17  
5BW**  
**2 Bedroom - Flat**  
**£645 Per Calendar Month**  
**EPC Rating: B**  
**TENURE:**  
**COUNCIL TAX BAND B**





# Longleat Walk, Ingleby Barwick, TS17 5BW



Entrance Hall

Lounge / Kitchen / Diner

Bedroom 1

Bedroom 2

Bathroom

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		81	81
(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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