



*** AVAILABLE SEPTEMBER ***

SMITH & FRIENDS are pleased to bring to the market this Newly Refurbished One Bedroom Ground Floor Apartment situated on Longbeck Way in Thornaby.

The flat should be economical to manage having uPVC double glazing and Gas Central Heating and comes with Intergrated cooker.

The internal layout comprises entrance hallway, kitchen, lounge, bedroom and attractive bathroom. Other features include secure entry telecom system.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED, NO SMOKERS, PETS Considered, Subject to Conditions

Tenant Affordability Income - £ 18,750.00 - Guarantor Affordability Income - £ 22,500.00

Monthly Rent £625 PCM

Bond £721

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

Longbeck Way, Stockton-On-Tees, TS17 9RH

1 Bedroom - Flat

£625 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



Longbeck Way, Stockton-On-Tees, TS17 9RH



Lounge
12'0" x 11'6" (3.66m x 3.53m)

Kitchen
10'7" x 12'7" (3.23m x 3.84m)

Bedroom 1
15'10" x 8'2" (4.85m x 2.51m)

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

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

