



\*\*\* AVAILABLE AUGUST\*\*\*

SMITH & FRIENDS are pleased to bring to the market this Two Bedroom Top Floor Apartment, Located in the Popular Area of Broomhill, Ingleby Barwick.

The Deceptively Spacious Apartment Comprises of: Entrance Hallway, Lounge, Fitted Kitchen which Includes all Appliances, Two Bedrooms (Master with En-Suite) and Modern Family Bathroom. Also benefiting from uPVC Double Glazing, Gas Central Heating, Secure Door Entry System and Allocated Parking.

Viewing is highly recommended.

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £20,250pa; Guarantor, if required £24,300pa

RENT £675 PCM

BOND £778

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

**Longleat Walk, Ingleby Barwick, TS17 5BW**

**2 Bedroom - Apartment**

**£675 PCM**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: B**



Longleat Walk, Ingleby Barwick, TS17 5BW



Entrance Hall

Lounge

Kitchen / Diner

Bedroom 1 (Master)

En-suite

Bedroom 2

Family 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                                   | 82      | 82        |
| (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                     |         |           |

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

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