



75A Sun Gardens Thornaby, Stockton, TS17 6PL

AVAILABLE NOW - SORRY NO PETS OR SMOKERS

This second floor apartment has recently been REFURBISHED with all flooring having been replaced and fresh tiling to the bathroom & en-suite. This POPULAR LOCATION of Sun Gardens is within walking distance of QUEENS CAMPUS DURHAM UNIVERSITY .

The property is accessed via a SECURE ENTRY SYSTEM and offers OPEN PLAN LIVING with Lounge featuring a Juliet Balcony and MODERN fitted Kitchen with INTEGRATED APPLIANCES. Further accommodation includes 2 DOUBLE BEDROOMS with built in wardrobes, EN-SUITE shower room to the master bedroom, and a bathroom, With Gas central heating and uPVC double glazing as standard this STYLISH, WELL APPOINTED and MODERN APARTMENT is situated on a small development where easy access is available to the A66 and A19.

£650

75A Sun Gardens

Thornaby, Stockton, TS17 6PL



- 2ND FLOOR FLAT
- OPEN PLAN LIVING
- GREAT LOCATION
- 2 DOUBLE BEDROOMS
- JULIET BALCONY
- AVAILABLE NOW
- EN-SUITE
- ALLOCATED PARKING

HALLWAY

OPEN PLAN KITCHEN/LOUNGE

BEDROOM 1

12'5" x 11'2" (3.78 x 3.40)

EN-SUITE

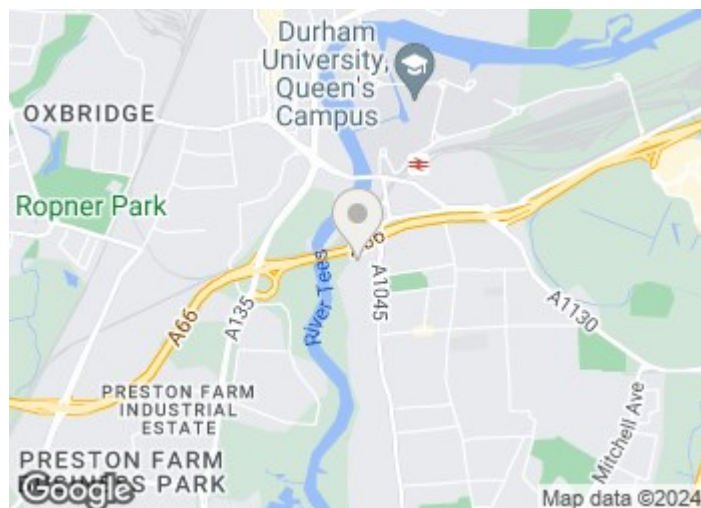
BEDROOM 2

12'8" x 9'1" (3.86 x 2.77)

BATHROOM

EXTERNALLY

ENERGY PERFORMANCE
CERTIFICATE (EPC)

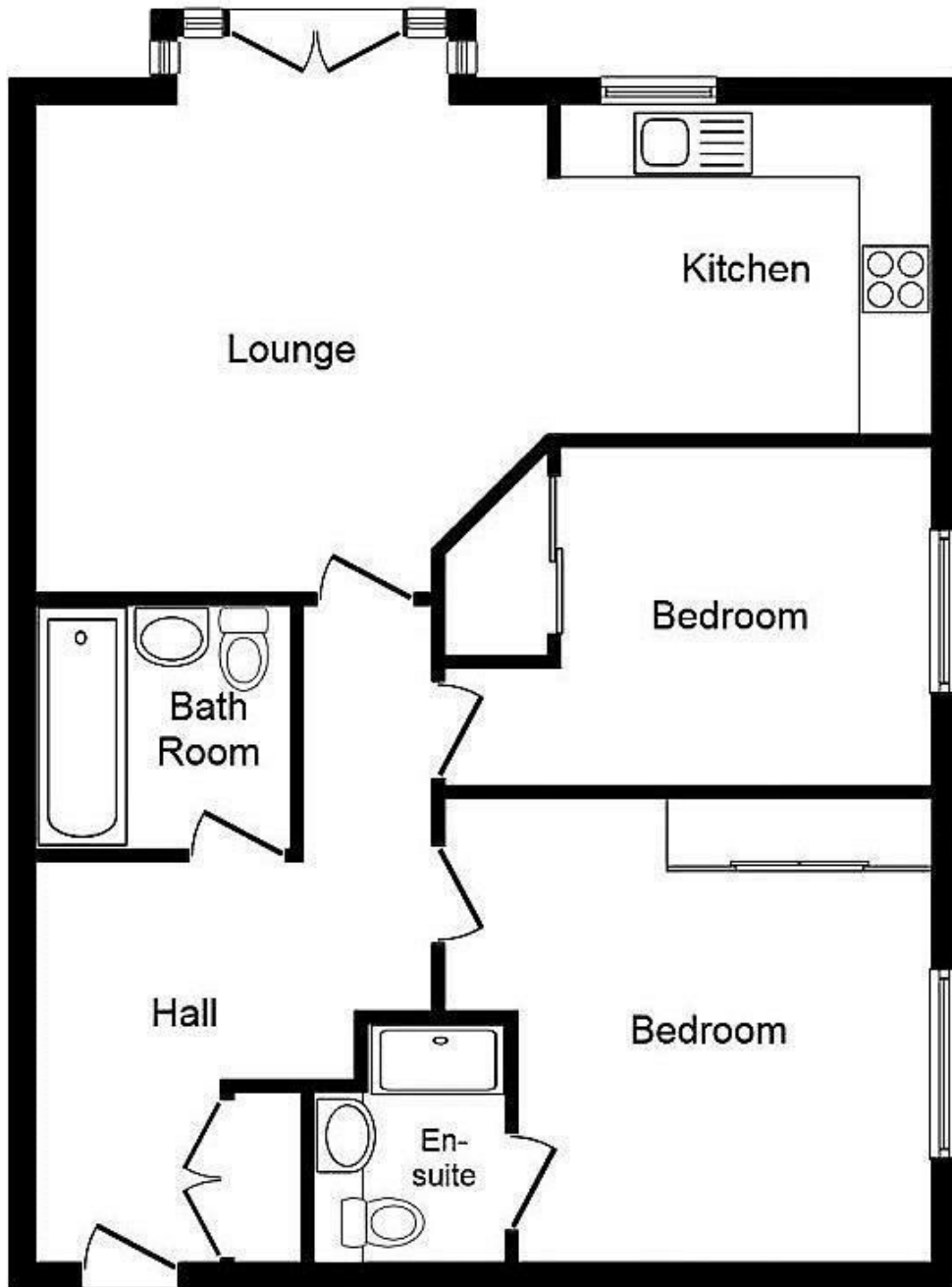


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 