



SMITH & FRIENDS are pleased to offer for rent this superbly presented two bedroom ground floor apartment. The property enjoys a convenient location with excellent access to local schools, shops and services. The accommodation comprises: entrance via security intercom system to communal area leading to inner hallway, lounge which leads open plan to dining area and onto attractive upgraded kitchen, two good size bedrooms and modern style bathroom/WC. Externally there is one allocated parking space and ample visitor parking.

Council Tax Band C
Energy Rating C

BOND £750

Tenant required earnings - £19,500
If required, Guarantor earnings - £23,400

PLEASE NOTE THAT ALL APPLICATIONS ARE SUBJECT TO A £50 HOLDING FEE

Rockingham Court., Middlesbrough, TS5 7BN

2 Bedroom - Flat

£650 PCM

EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



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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		77	79
(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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