



**Hadleigh Walk, TS17 5GW**  
**2 Bed - Apartment**  
**£90,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Leasehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Hadleigh Walk, TS17 5GW

\*\* NO ONWARD CHAIN \*\*

\*\* ALLOCATED PARKING BAY \*\*

Offered for sale with NO ONWARD CHAIN, this beautifully presented top floor two-bedroom apartment is situated within the highly sought-after Broomhill area of Ingleby Barwick, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The property features an impressive open plan lounge and kitchen area, creating a bright and spacious living environment, complete with a Juliet balcony allowing plenty of natural light throughout. There are two generous double bedrooms, with the master bedroom benefiting from a useful walk-in wardrobe/dressing area, alongside a modern family bathroom fitted with an over-bath shower.

Further benefits include double glazing, gas central heating, secure intercom entry access, an allocated parking space, and additional visitor parking.

Perfectly positioned close to the popular Sandgate shopping area, the apartment offers easy access to a range of local amenities, highly regarded schools, and excellent commuter links via the A66, A19, and A174.

Early viewing is highly recommended to fully appreciate the accommodation on offer- CONTACT SMITH & FRIENDS INGLEBY BARWICK

### Hallway

3'2" x 19'5" (0.97m x 5.94m)

### Kitchen/Living Area

11'3" x 25'3" (3.44m x 7.72m)

### Bedroom 1

8'7" x 11'6" (2.63m x 3.52m)

### Dressing Room/Wardrobe

7'3" x 4'11" (2.23m x 1.51m)

### Bedroom 2

8'3" x 8'2" (2.53m x 2.50m)

### Bathroom

7'3" x 5'7" (2.21m x 1.71m)



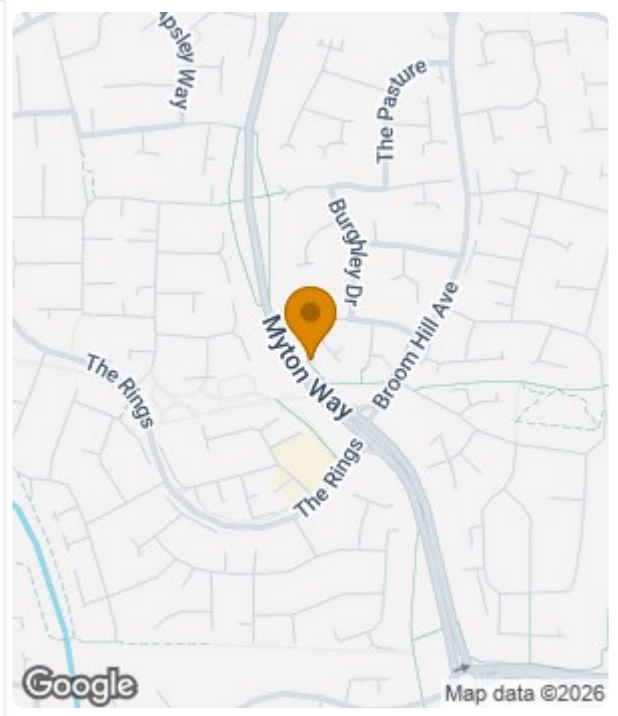


Approximate total area<sup>1)</sup>  
583 ft<sup>2</sup>  
54 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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