



Inglebys

Estate Agents



2 The Courtyard Broctune Gardens

Brotton Saltburn-By-The-Sea, TS12 2GD

£125,000



Located on a small private development in the heart of Brotton, a two bedroom mid terraced residence, with private parking and enclosed rear courtyard



Tenure: Leasehold.

Tenure Details: 999-Year Lease (From 2023). Currently £100.00 per annum maintenance charge and a £300.00 per annum buildings insurance cost.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: C

Entrance Hall

Front door, radiator, stairs rising to the first floor

Lounge 13'9" x 11'8" (4.21m x 3.56m)

Window to the front aspect, radiator, laminate flooring

Kitchen/Diner 14'5" x 10'0" (4.41m x 3.06m)

Fitted kitchen with a range of beech effect wall base and drawer units, black granite worktops, tiled splashbacks, stainless steel sink with mixer tap, plumbing for washing machine. Stainless steel gas hob extractor fan, fitted electric oven. Integrated Fridge Freezer, double radiator, window and door to the rear aspect.

Cloak Room 4'9" x 3'3" (1.47m x 1.00m)

Low Level w.c, pedestal wash hand basin

First Floor

Bedroom One 14'11" x 9'9" (4.56m x 2.99m)

Window to the front aspect plus additional Velux window, radiator

Bedroom Two 14'11" x 10'3" reducing to 6'5" (4.56m x 3.14m reducing to 1.98m)

Two Velux windows to the rear aspect, radiator

Bathroom 7'2" x 6'0" (2.19m x 1.83m)

Three piece white suite with shower over, glazed screen, low level w.c, pedestal wash hand basin, chrome towel rail

Externally

Enclosed Rear Courtyard

Allocated Parking for One Car

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

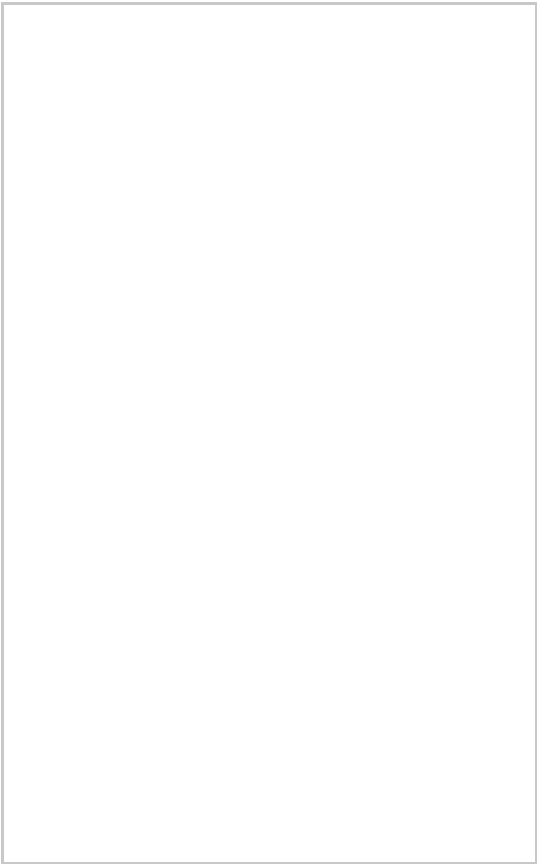
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

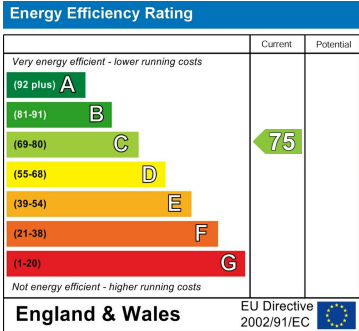
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.