

**PARKLANDS COURT, YARM ROAD, EAGLESCLIFFE,
STOCKTON-ON-TEES, TS16 0JE**



- ▲ An Impressive Two Bedroom Second Floor Apartment Set Within This Highly Regarded Exclusive Development in Eaglescliffe
- ▲ Enjoying an Excellent Location Within Walking Distance of Yarm High Street & Its Vast Range of Amenities
- ▲ Providing A Single Garage with Remote Roller Door, Together with Additional Visitors Parking
- ▲ Under Floor Heating System, Double Glazing & Gated Secure Entry System With CCTV
- ▲ Extensive Open Plan Lounge/Dining/Kitchen
- ▲ Kitchen Area Provides a Range of Fitted Units with Built-In Oven & hob, Integrated Fridge/Freezer,
- ▲ Dishwasher & Washing Machine
- ▲ Two Spacious Bedrooms with the Master Offering an En-Suite Shower Room
- ▲ Part Tiled Bathroom with White Three Piece Suite
- ▲ Available For Sale with NO ONWARD CHAIN

£179,950

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Available for sale with no onward chain, an impressive two bedroom second floor apartment set within this highly regarded exclusive development in Eaglescliffe, enjoying an excellent location within walking distance of Yarm High Street and its vast range of amenities and providing a single garage with remote roller door, together with additional visitors parking.

ENTRANCE

Secure communal ground floor entrance with staircase to the upper floors.

ACCOMMODATION

ENTRANCE LOBBY

HALLWAY

LOUNGE/DINING/KITCHEN - 8.18m x 3.66m (26'10" x 12')

BEDROOM ONE - 3.21m x 3.18m (10'6" x 10'5")

Fitted wardrobes.

EN-SUITE - 2.08m x 1.20m (6'10" x 3'11")

BEDROOM TWO - 3.43m (11'3") x 2.55m (8'4") reducing to 2.16m (7'1")

BATHROOM - 2.39m x 1.73m (7'10" x 5'8")

EXTERNALLY

GARAGE & PARKING

The development is accessed via secure electric security gates. This particular apartment is one of only six in the development to offer a garage with electric roller door, power points, lighting. In addition, there are visitors parking spaces and a bay with water supply for washing cars.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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AGENTS NOTE:

Ground Rent: £100 PA

Service/Maintenance Charge: £1,600 PA approx.

AGENTS REF: - DC/LS/YAR250205/06062025

Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

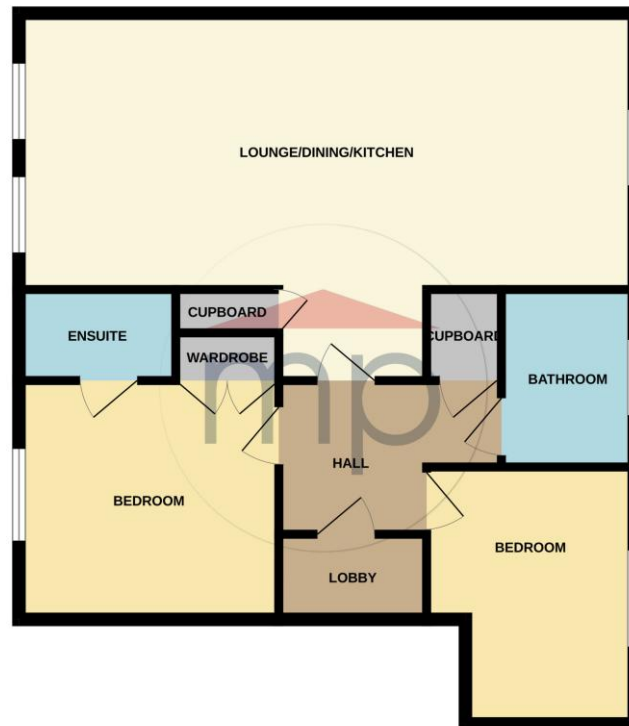
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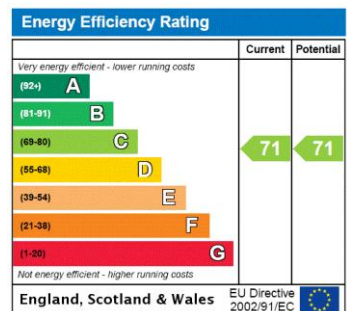
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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