

85b Sun Gardens , Thornaby, TS17 6PL

AVAILABLE NOW - FURNISHED - A beautifully presented and stylish two-bedroom apartment, ideally located on the third floor of a highly sought-after development in Thornaby. Offering modern living throughout.

The apartment features a bright and spacious open-plan living and kitchen area with integrated appliances, ideal for both relaxing and entertaining. The master bedroom benefits from its own en-suite, while a contemporary main bathroom serves the second bedroom and guests.

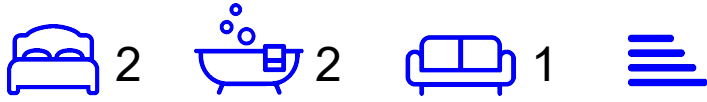
The property has excellent transport links, with convenient access to local road networks and nearby rail connections, making commuting and travel straightforward.

Early viewing is strongly recommended to avoid disappointment!

£650 PCM

85b Sun Gardens

, Thornaby, TS17 6PL



- FULLY- FURNISHED
- FITTED KITCHEN WITH APPLIANCES
- EN SUITE TO MASTER BEDROOM
- TWO DOUBLE BEDROOMS
- THIRD FLOOR APARTMENT
- ALLOCATED PARKING

LOUNGE

KITCHEN

BEDROOM 1

10'10" x 10'6" (3.30 x 3.20)

EN SUITE

5'4" x 5'2" (1.63 x 1.57)

BEDROOM 2

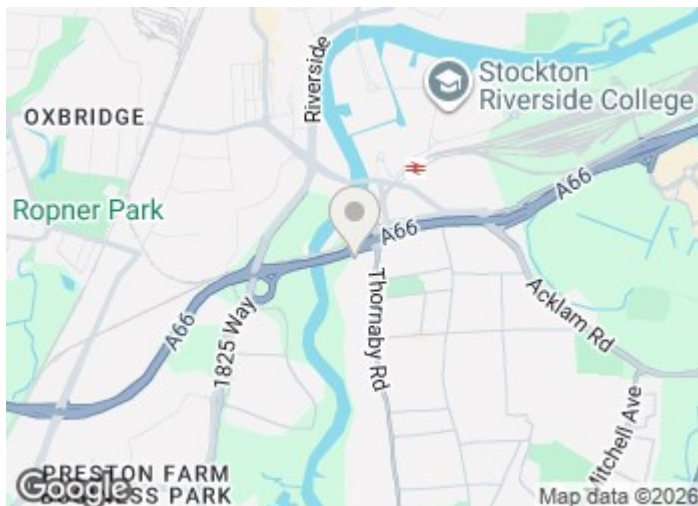
13'1" x 9'0" (3.99 x 2.74)

BATHROOM

8'10" x 6'6" (2.69 x 1.98)

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 