



\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are pleased to bring to the market this First Floor One Bedroom Apartment, Located in the Popular Area of Lowfield's, Ingleby Barwick.

The Property Consists of an Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom. Externally the Property holds parking for 2/3 cars via a Shared Driveway, a Lawned Garden to the Front and a Gravelled Garden to the Rear which also offers access to a garden.

For a viewing contact SMITH & FRIENDS Ltd - Estate agents Ingleby Barwick, Early Viewing is Highly Recommended.

UNFURNISHED / NO SMOKERS /  
REQUIRED EARNINGS: Tenants £18,750pa; Guarantor, if required £22,500pa  
RENT £625 PCM  
BOND £721

(Application is subject to a Holding Fee - please refer to our website for further details)

**Avens Way, Ingleby Barwick, TS17 0SG**

**1 Bedroom - Apartment**

**£625 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

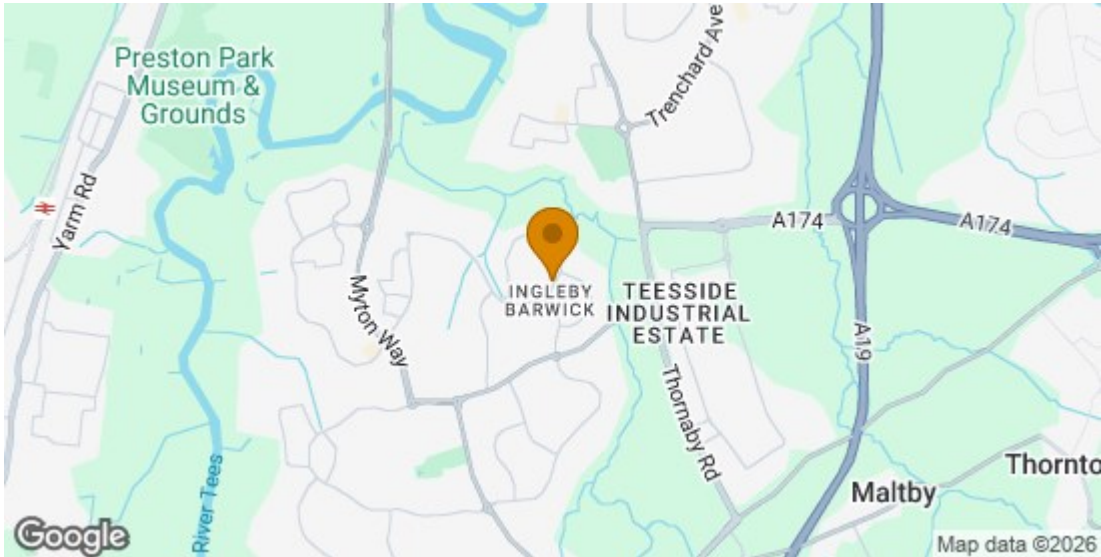
**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 70      | 77        |
| 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

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

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