

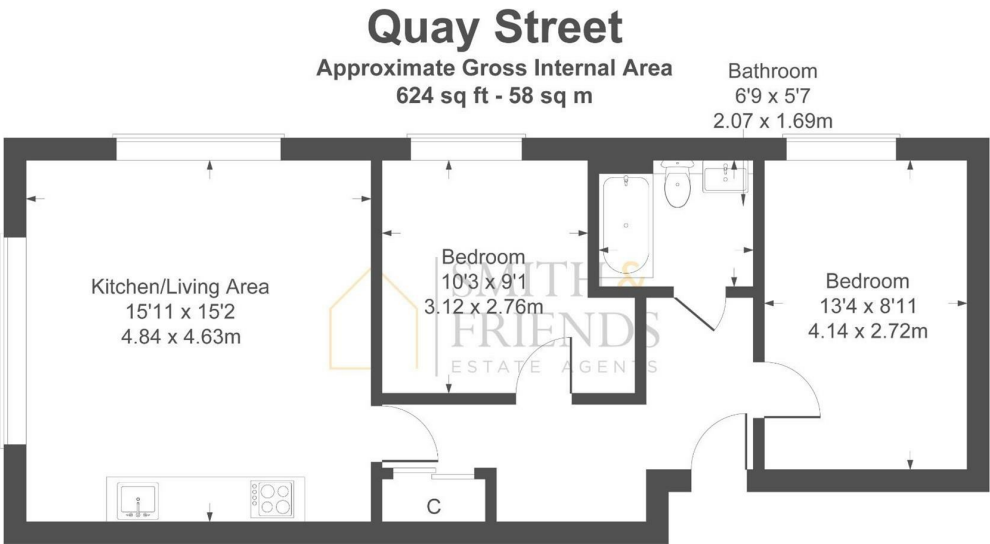


CHAIN FREE - The apartment features a spacious open-plan kitchen and living area, . The bedrooms are well-proportioned and offer ample storage space. With large windows throughout, the apartment is filled with natural light, creating a bright and airy atmosphere. The property enjoys views over the Port including the Riverside Stadium. The accommodation briefly comprises of: Entrance hallway, Two bedrooms bathroom and open plan lounge / dining /kitchen area. . This property is ideal for first-time buyers, young professionals, or investors looking for a modern and affordable living space, good commuter routes.

Quay Street, Middlesbrough, TS2 1AX
2 Bed - Flat
O.I.R.O £45,000
EPC Rating: C
Council Tax Band: C
Tenure: Leasehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Quay Street, Middlesbrough, TS2 1AX



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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	71
EU Directive 2002/91/EC		

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