



\*\*\* AVAILABLE JUNE \*\*\*

SMITH & FRIENDS are Pleased to Bring to the Market this Lovely Second Floor Two Bedroom Apartment, Located within the Popular Area of Broomhill, Ingleby Barwick.

The Property Briefly Consists of; Entrance Hall, Lounge with Space for Dining and Open Plan Kitchen, Two Bedrooms, Master Bedroom with it's Own Dressing Room and Three Piece Bathroom.

Externally, the Property Provides Allocated Parking to the Rear.

Viewing is highly recommended.

UNFURNISHED / NO SMOKERS

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

RENT £695 PCM

BOND £801

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

**Hatchlands Park, Ingleby Barwick, TS17 5GU**

**2 Bedroom - Apartment**

**£695 Per Calendar Month**

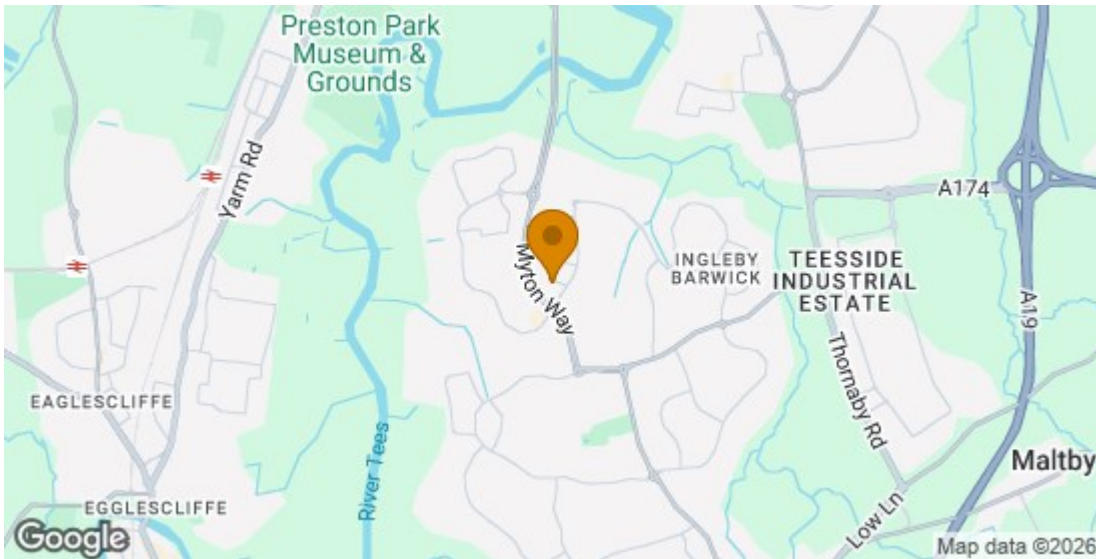
**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: B**



# Hatchlands Park, Ingleby Barwick, TS17 5GU



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 78                      | 79        |
|   | 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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