



Mulberry Wynd, TS18 3BF
2 Bed - Flat - Purpose Built
£675 Per Month

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Situated in the highly sought-after Mulberry Wynd development in Stockton-on-Tees, this well presented two-bedroom ground floor apartment offers contemporary living in a convenient location.

The property welcomes you with a spacious entrance hallway leading to a bright and comfortable lounge, providing the perfect space to relax or entertain. The modern fitted kitchen comes complete with a hob, oven, washing machine and fridge freezer, making moving in effortless.

There are two well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, while a separate family bathroom serves the second bedroom and visiting guests.

Further benefits include gas central heating, uPVC double glazing and an allocated parking space, ensuring comfort, energy efficiency and convenience all year round.

Ideally suited to professional tenants, couples or small families, this attractive apartment combines modern accommodation with a desirable location close to local amenities, transport links and Stockton town centre.

Bond £675 | Energy Efficiency Rating TBC | Council Tax band B

Required Earnings: Tenant Income £20,250- Guarantor Income £20,250 (if required)

LOCATION

Flat 2, 51 Mulberry Wynd is situated within a popular residential development in Stockton-on-Tees, offering convenient access to a range of local amenities and everyday facilities. The property is well placed for transport links, with the town centre and major road networks including the A66 within easy reach, making it a practical location for both commuters and local residents.

VIEWINGS

Via Robinsons Wynyard.

Tel: 01740-645-444

Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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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		
EU Directive 2002/91/EC		

DURHAM

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DH1 3HL

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WYNYARD

The Wynd

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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