







Smith and Friends are delighted to market this superbly well presented two bedroom third floor flat. This flat which briefly comprises of entrance hallway, lounge, kitchen, two bedrooms, en-suite to bedroom one and bathroom/WC. The property benefits from gas central heating, uPVC double glazing and an allocated parking space. Located close to the A66 for commuting. Viewing is essential.

To arrange a viewing please contact Smith & Friends on 01642 607555.

UNFURNISHED
REQUIRED EARNINGS - TENANTS: £20,850pa; GUARANTORS: if required £25,020pa
Rent £695
Bond £801

(Application is subject to a holding fee - please refer to our website for further details)

**Sun Gardens, Thornaby, TS17 6PL**
**2 Bedroom - Apartment**
**£695 Per Calendar Month**
**EPC Rating: C**
**TENURE:**
**COUNCIL TAX BAND: B**

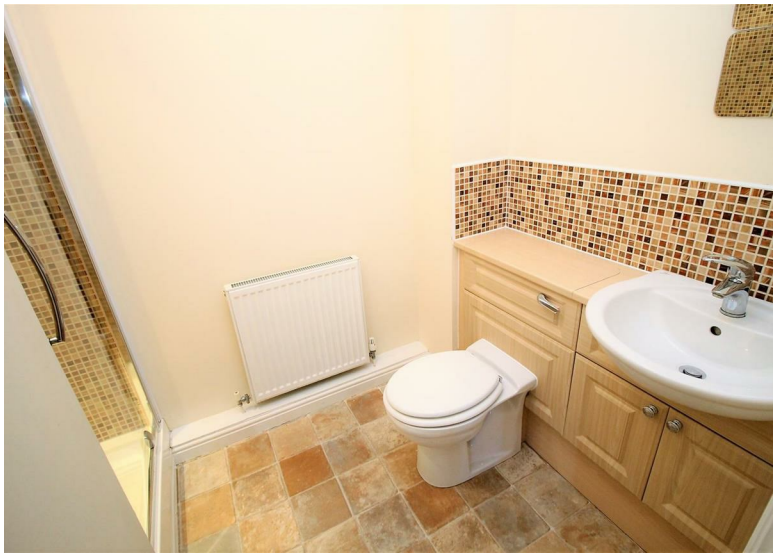
SMITH & FRIENDS
ESTATE AGENTS

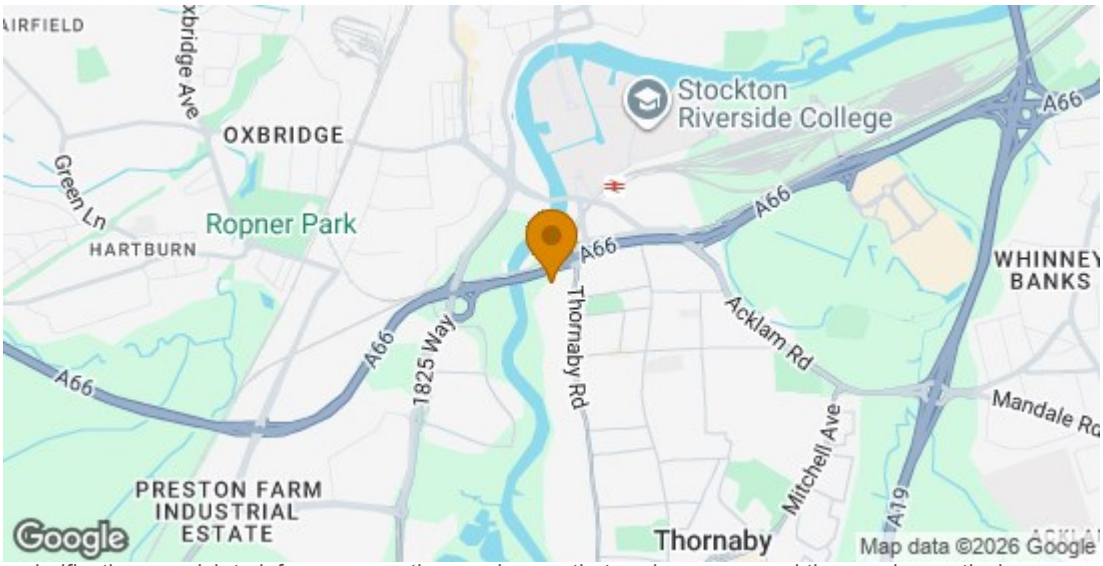
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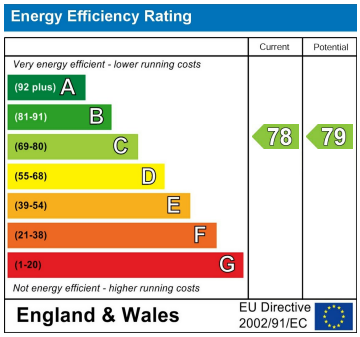











For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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


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SMITH & FRIENDS ESTATE AGENTS