



Melksham Square  
Stockton On Tees

£59,950

ENERGY RATING: C-74

A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE POPULAR LOCATION OF ELM TREE. Benefitting from UPVC Double glazing and gas fired combi central heating, the living accommodation briefly comprises; entrance hall, inner hallway, lounge, kitchen, double bedroom and bathroom/WC. There is a designated parking space to the side of the property. Energy Rating C. Council tax band A £1714.74pa. 92 years remaining on lease. NO ONWARD CHAIN!!



• First Floor Apartment • One Large Double Bedroom • Kitchen/Diner • Lounge • UPVC Double Glazing • Gas Combi Central Heating • Council Tax Band A £1714.74pa • Energy Rating C • NO CHAIN

#### **ENTRANCE HALLWAY**

Solid wooden front door leading to hallway with large walk in cupboard housing gas combi boiler and gas meter. Radiator.

#### **INNER HALLWAY**

Inner hallway with airing cupboard and storage cupboard housing fuse box and electric meter. Access to loft.

#### **LOUNGE**

Front aspect UPVC double glazed window. Feature fireplace with wooden surround and electric fire, coving and 2 radiators.

#### **KITCHEN/DINER**

Side aspect UPVC double glazed window. A range of base and wall units with rolled worksurfaces and tiled splashbacks incorporating stainless steel sink and mixer tap. Gas cooker, space for washing machine and fridge freezer. Radiator.

#### **BEDROOM**

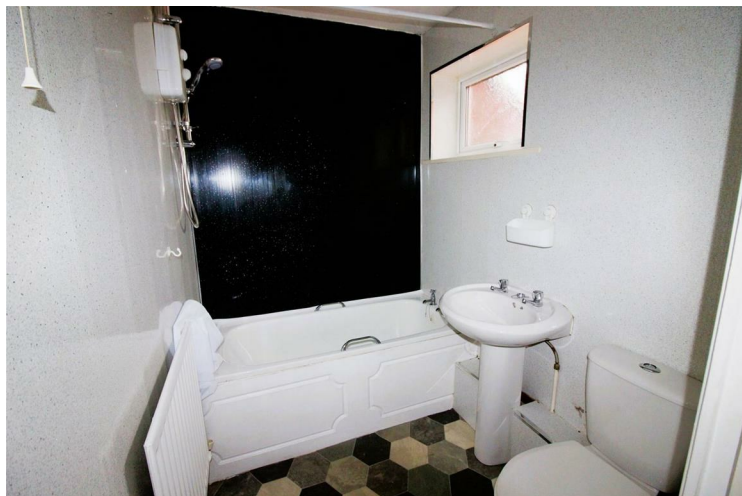
Front aspect UPVC double glazed window, coving and a radiator.

#### **BATHROOM**


Side aspect UPVC double glazed window. White suite comprising; panel enclosed bath with electric shower over, pedestal wash basin and low level WC. Fully UPVC clad walls and a radiator.

#### **EXTERNALLY**

There is hard standing parking to the front of the property with one allocated space.





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>	74	74
(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>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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