



88 Greensforge Drive, Ingleby Barwick
£88,000





88 Greensforge Drive

Ingleby Barwick, Stockton-On-Tees

Constructed in 2015 and enjoying a prime position within The Rings area of Ingleby Barwick, an impressive two bedroom first floor apartment which will appeal to a variety of prospective buyers and is offered for sale with the benefit of NO ONWARD CHAIN.

- Constructed in 2015 and enjoying a prime position within The Rings area of Ingleby Barwick
- An impressive two bedroom first floor apartment which will appeal to a variety of prospective buyers
- Offered for sale with the benefit of NO ONWARD CHAIN
- Spacious lounge/diner with double glazed French doors and Juliet balcony
- Kitchen with a range of fitted units and built in oven and hob
- Two generous bedrooms
- Bathroom with white three piece suite
- Gas central heating system via a combination boiler and double glazing
- Allocated parking and additional visitors' spaces

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Ingleby Barwick, Stockton-On-Tees

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance

Communal secure entrance with staircase to upper floors.

Hallway

Lounge 20' 6" x 12' 1" (6.26m x 3.69m)

Kitchen 12' 1" x 6' 7" (3.69m x 2.01m)

Bedroom One 10' 11" x 10' 9" (3.34m x 3.27m)

Bedroom Two 12' 3" x 7' 6" (3.73m x 2.28m)

Bathroom 9' 5" x 5' 8" (2.87m x 1.72m)

EXTERNALLY

Parking

Allocated parking and additional visitors' spaces.

Agents Note

Ground Rent: £280 PA - Covered until January 2027

Service Charge: £1,663.15 Covered until January 2027

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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