



A smart and well presented 2 bedroom ground floor purpose built flat. The property has secure parking via a fob entry gated access. The property comprises of entrance hallway, lounge, kitchen, 2 bedrooms, en-suite to bedroom 1 and bathroom/W.C. benefiting from electric heating and double glazing. Early viewing is recommended.

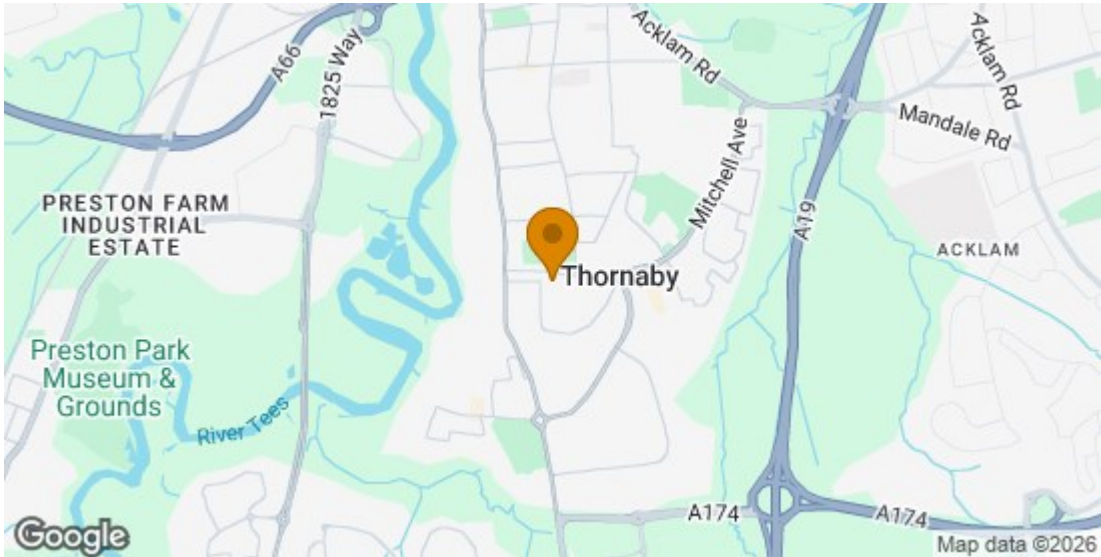
REQUIRED EARNINGS - TENANTS: £20,850pa; GUARANTORS: if required £25,020pa
 Rent £695
 Bond £801

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.
 (Application is subject to a holding fee - please refer to our website for further details)

Martinet Road, Thornaby, TS17 0AS
2 Bedroom - Flat - Purpose Built
£695 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: B



Martinet Road, Thornaby, TS17 0AS



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	70	80
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

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

