



SMITH AND FRIENDS offer FOR SALE this large spacious two bedroom apartment to be sold with a sitting tenant. Cambridge Square is well placed for the hustle and bustle of Linthorpe Village which offers arrange of shopping requirements, bars and restaurants. There is also good access to public transport and road networks. The living accommodation briefly comprises; communal entrance door leading to the apartment. Upon entrance there is a fantastic sized open plan kitchen living room including integrated appliances, two double bedrooms and two bathrooms. Externally there are a well kept communal gardens and allocated parking facilities. There is also an two underground parking bay plus visitors parking at ground level.

Trinity, Cambridge Square, Middlesbrough, TS5 5PG

2 Bed - Apartment

£98,000

EPC Rating:

Council Tax Band: D

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Trinity, Middlesbrough, TS5 5PG



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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	

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