



**Sun Gardens, Thornaby Stockton-On-Tees TS17 6PL**

**welcome to**

## **Sun Gardens, Thornaby Stockton-On-Tees**

A modern 2-bed apartment in the popular Sun Gardens development, offering bright open-plan living, private parking, and a convenient setting ideal for professionals or couples.

### **Entrance Hall**

Intercom, storage cupboard, radiator

### **Kitchen/Lounge**

18' 4" x 19' 8" ( 5.59m x 5.99m )

window to side, oven with gas hob and extractor fan, sink with drainer, recess for appliances, radiator, juliet balcony

### **Bedroom 1**

13' 3" x 10' 7" ( 4.04m x 3.23m )

fitted sliding door wardrobes

### **En Suite**

Low level W/C, wash hand basin with vanity unit, shower, radiator, window to front

### **Bedroom 2**

13' 2" x 9' ( 4.01m x 2.74m )

fitted sliding door wardrobes, window to front, radiator

### **Bathroom**

Low level W/C, wash hand basin, bath with overhead shower





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## Sun Gardens, Thornaby Stockton-On-Tees

- SPACIOUS LOUNGE DINER
- JULIET BALCONY
- MASTER BEDROOM WITH EN SUITE
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£80,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
STO115255 - 0003

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