



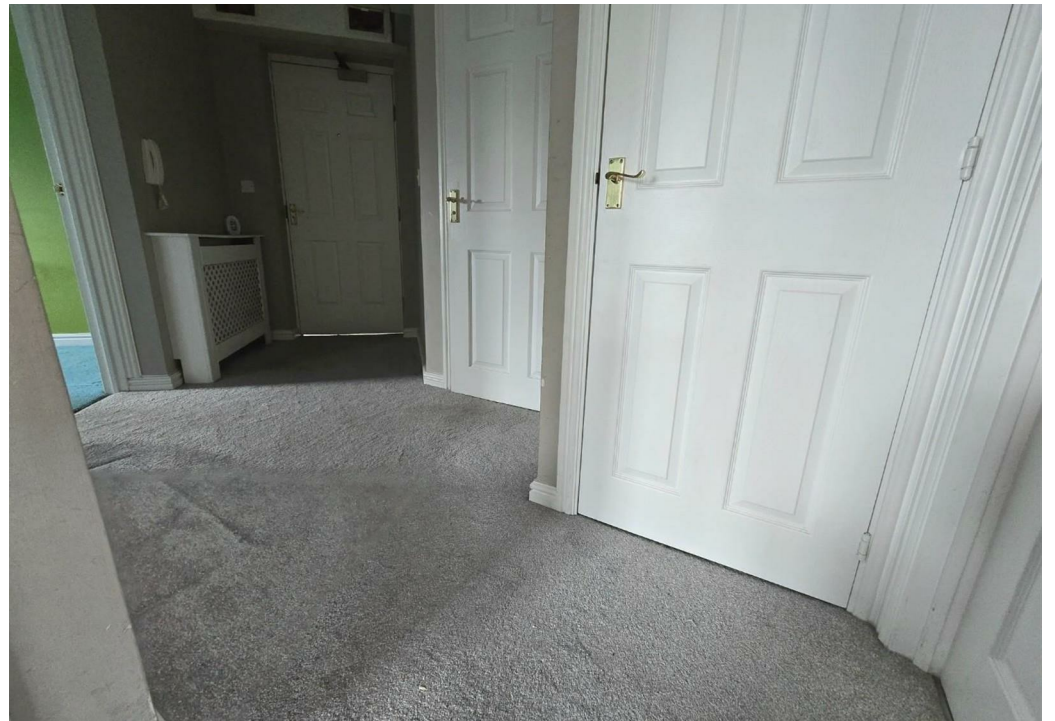
**Longleat Walk, TS17 5BW**  
**2 Bed - Apartment**  
**£72,000**

**Council Tax Band: B**  
**EPC Rating: B**  
**Tenure: Leasehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS







## Longleat Walk, TS17 5BW

\*\*\* NO CHAIN \*\*\*

\*\*\* IDEAL FOR INVESTOR OR FIRST TIME BUYER \*\*\*

SMITH & FRIENDS are Pleased to Market this Two Bedroom First Floor Apartment Located in the Popular Broomhill Area of Ingleby Barwick. The Apartment is situated within a rare block of only 6 apartments, making this a Sort after property.

The Property Briefly Consists of; Entrance Hallway, Spacious Living Room / Kitchen / Diner, Two Double Bedrooms and a Family Bathroom. Externally, the Property has an Allocated Parking Bay at the Rear with Ample Visitor Parking Bays.

The Property has a Secure Intercom System, with Double Glazing and Gas Central Heating.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

### Entrance Hallway

10'4" x 5'4" (3.17m x 1.64m )

### Kitchen / Living Room

19'7" x 12'1" (5.97m x 3.70m)

### Bedroom 1

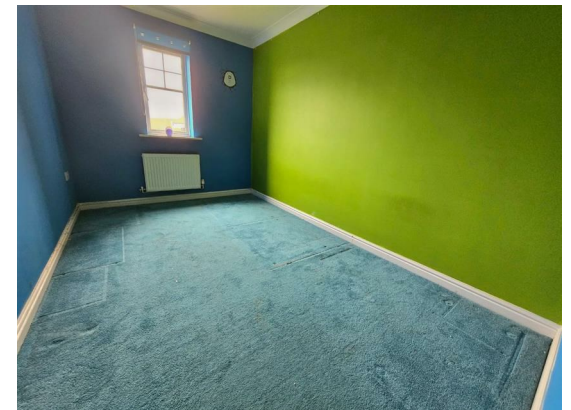
10'9" x 10'9" (3.29m x 3.30m)

### Bedroom 2

12'0" x 7'7" (3.66m x 2.32m)

### Bathroom

9'0" x 6'9" (2.76m x 2.07m)





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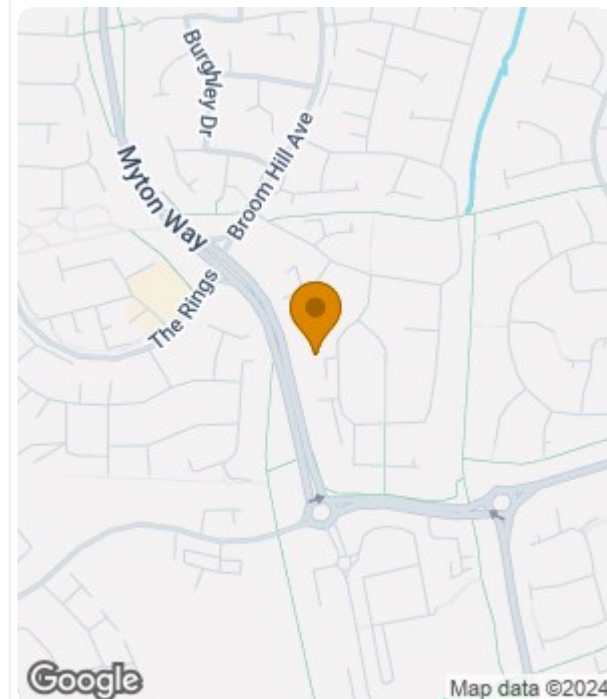
Approximate total area<sup>®</sup>  
605.58 ft<sup>2</sup>  
56.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 incentives relating to these services.

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