



SMITH & FRIENDS are pleased to market TO LET this two bedroom first floor apartment on a part furnished basis, located in the popular area of Acklam, Middlesbrough, with excellent amenities located near by, including well regarded schools. The apartment briefly comprises of; entrance hall, open plan lounge/diner/kitchen and two Bedrooms both of which have been recently re-carpeted and a white three piece bathroom suite with recently fitted new flooring.

Externally; the property has a communal garden, allocated residents parking and visitors parking.

An internal inspection is highly recommended to appreciate the property fully.

Energy Rating - B
Council Tax Band - C

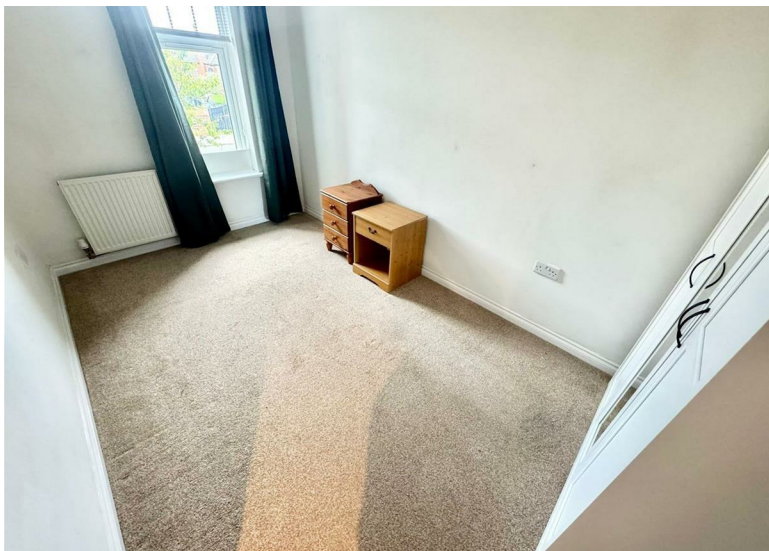
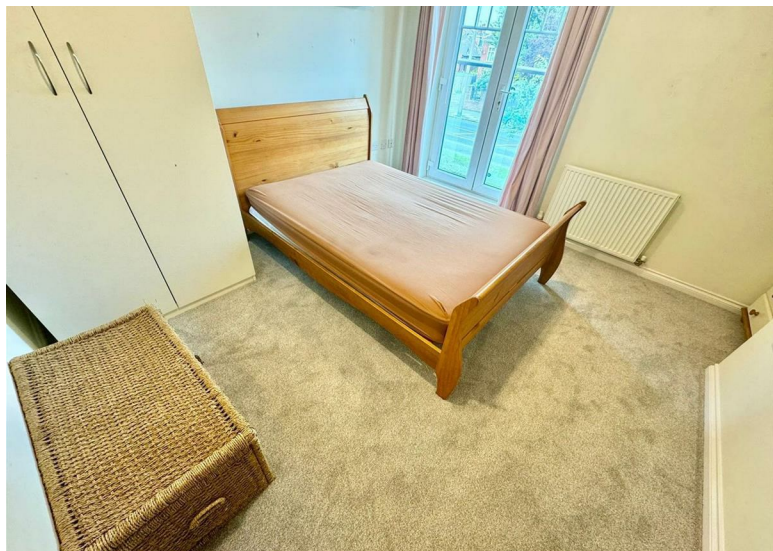
DEPOSIT £801

Required earnings for tenant - £21,000 or £25,200 for guarantor if required
(Application is subject to a Holding Fee - please refer to our website for further details)

Underwood Court, Middlesbrough, TS5 7SP
2 Bedroom - Apartment
£695 PCM
EPC Rating: B
TENURE:
COUNCIL TAX BAND: C



Underwood Court, Middlesbrough, TS5 7SP



Entrance Hall
4'7" x 9'2" (1.4m x 2.81m)

Storage Cupboard

Kitchen / Diner / Lounge
11'10" x 19'10" (3.62m x 6.05m)

Bathroom
5'6" x 9'1" (1.70m x 2.79m)

Bedroom 1
10'6" x 11'1" (3.21m x 3.39m)

Bedroom 2
7'4" x 13'4" (2.26m x 4.07m)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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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