



A smart and well presented 3rd floor flat which internally comprises of entrance hallway, lounge, kitchen, 2 bedrooms, en-suite to bedroom 1 and bathroom/w.c. The property benefits from gas central heating, upvc double glazing, and an allocated parking space. The property is ideally situated for commuting on the A66 and within easily access of Thornaby train station.

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £19,500pa; GUARANTORS: if required £23,400pa
BOND: £750

For a viewing contact SMITH AND FRIENDS STOCKTON on 01642 607555.

(Application is subject to a Holding Fee - please refer to our website for further details)

Sun Gardens, Thornaby, TS17 6PL
2 Bedroom - Apartment
£650 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: B



Sun Gardens, Thornaby, TS17 6PL



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		
(69-80) C	79	80
(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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