



AVAILABLE FROM THE 17TH JUNE 2024 - Smith & Friends are delighted to offer to rent, on an UNFURNISHED BASIS this beautifully presented and immaculate two bedroom second floor apartment, which is ready to move into and has been redecorated throughout and new carpets. The apartment is located within close proximity to local amenities including shops and well regarded schools, and within easy reach to transport links. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway, two double bedrooms, a modern family bathroom/WC, comprising of a white three piece suite and a stunning open plan lounge and kitchen area which is a fantastic size. Externally there is one designated parking space and ample visitor parking. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE INTERNAL SPACE AND CONDITION.

PLEASE CALL THE OFFICE ON 01642 313666 TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.

LONG TERM PREFERRED  
EPC RATING C  
COUNCIL TAX BAND C  
DEPOSIT £801

Tenant required earnings £20,400. If required, Guarantor earnings £24,480.

**Dorman Gardens, Middlesbrough, TS5 5DS**

**2 Bedroom - Flat**

**£695 PCM**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: C**





Dorman Gardens, Middlesbrough, TS5 5DS



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                                   |         |           |
| (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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