

**YORK APARTMENTS, MARTINET ROAD, THORNABY,
STOCKTON-ON-TEES, TS17 0AS**



- ▲ Second Floor Apartment
- ▲ Can be Sold with an Existing Tenant with Rent of £5,940 Per Annum
- ▲ Two Bedrooms, Master with En-Suite
- ▲ Open Plan Living

- ▲ Fitted Kitchen with Appliances
- ▲ Contemporary Style Bathroom with Shower
- ▲ Intercom Entry System
- ▲ Gated Residents Parking Area

£85,000

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This spacious second floor apartment in a modern development offers secure intercom entry and a gated residents parking area to the rear of the building.

Can be offered to the market with the benefit of an existing tenant, bringing in a rent of £5,940 per annum.

Features include electric heating, double glazing, open plan living area with French doors to Juliette balcony, fitted kitchen (built-in hob, oven, fridge/freezer & washer/dryer), en-suite master bedroom and contemporary styled bathroom with shower.

Commuter links to the A66, A19 and A174 are within easy reach as is the town centre with a wide range of shopping facilities.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via intercom system.

HALLWAY

With storage cupboard housing.

OPEN PLAN LIVING AREA

LOUNGE - 4.37m x 4m (14'4" x 13'1")

Double opening French doors giving access to a Juliette balcony and distant hill views beyond. Opens to

FITTED KITCHEN

With a modern range of units, built-in electric hob and fan assisted electric oven with chrome and glass extractor hood over, chrome splashback, integrated fridge freezer and integrated washer dryer.

BEDROOM ONE - 4.42m x 2.72m (14'6" x 8'11")

Electric storage heater.

EN-SUITE/WC

White two piece suite and shower enclosure with mixer shower. Tiled walls and extractor unit.

BEDROOM TWO - 4.34m x 2.64m (14'3" x 8'8")

Electric storage heater.

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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BATHROOM/WC

Contemporary style three piece suite with panel bath with shower over and glass shower screen. Vanity sink unit with wash hand basin, mixer tap and WC. Fully tiled walls, electric extractor fan and tile effect vinyl floor.

EXTERNALLY

PARKING

A secure gated residents parking area to the rear of the building.

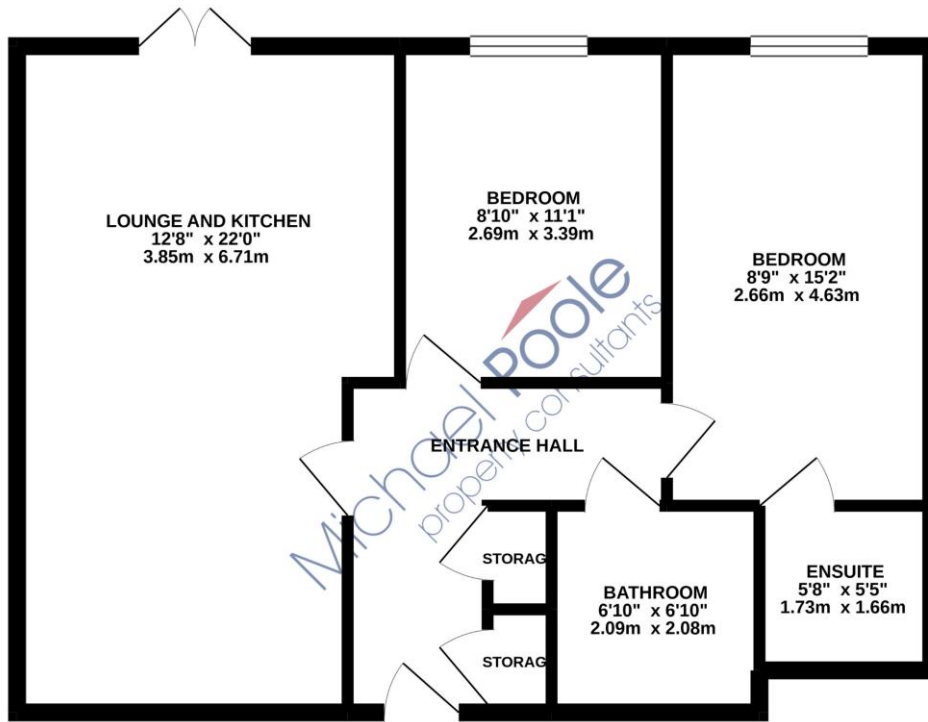
AGENTS REF: - MH/LS/ING230197/23052023

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

TO VIEW: Contact our Ingleby Barwick office on

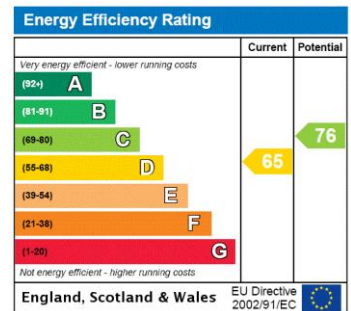
Tel: **01642 763636**

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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