

MERRYWEATHER COURT, CENTRAL STREET, YARM, TS15 9FF



- ▲ An Attractively Presented TWO DOUBLE BEDROOM Top Floor Apartment Available For Sale With NO ONWARD CHAIN
- ▲ Enjoying A Delightful Central Yarm Location with VIEWS OVER THE RIVER TEES & Farmland Beyond SINGLE GARAGE with Additional Car Parking Space
- ▲ Long Lease Extending to Over 970 Years & Each of The Sixteen Apartment Owners Own a Share of The Freehold
- ▲ Gas Central Heating System Via Combination Boiler & Double Glazing
- ▲ Lounge/Dining Room with Double Glazed French Doors & Juliet Balcony
- ▲ Refitted Kitchen with High Gloss Fitted Units & Offering A Range of Integrated Appliances
- ▲ Redesigned Shower Room with Double Shower Enclosure, White Suite & Attached Utility Area
- ▲ Excellent Central Yarm Location with Easy Access to The Nearby High Street with Its Range of Amenities

£179,950

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A delightful TWO DOUBLE BEDROOM top floor apartment with picturesque VIEWS OVER THE RIVER and farmland beyond. The apartment is Leasehold, on a long lease with over 970 years remaining and each of the sixteen apartment owners own a share of the Freehold. The apartment is accessed through remote control electric gates into a secure and private courtyard with CCTV camera coverage and this particular apartment has a SINGLE GARAGE and ADDITIONAL CAR PARKING SPACE. Well positioned for access to the cosmopolitan Yarm High Street with its excellent range of amenities.

GROUND FLOOR

ENTRANCE - Secure communal ground floor entrance with staircase to the upper floors.

ACCOMMODATION

ENTRANCE LOBBY - With radiator and door to ...

HALLWAY - With radiator.

LOUNGE/DINING ROOM - 5.44m x 3.04m (17'10" x 10')

Bright and airy room with double glazed French doors and Juliet balcony offering picturesque river views. Radiator, double glazed window, and coved ceiling.

KITCHEN - 2.39m x 2.23m (7'10" x 7'4")

Providing an attractive range of white high gloss wall and floor units incorporating a one and a half bowl stainless steel sink unit with mixer taps. Built in oven and hob, microwave oven, integrated fridge/freezer, and dishwasher. Double glazed window and downlighting.

BEDROOM ONE - 3.22m x 2.93m (10'7" x 9'7")

Radiator and double glazed window.

BEDROOM TWO - 3.08m x 2.75m (10'1" x 9')

Radiator and double glazed window.

SHOWER ROOM - 2.72m x 2.25m (8'11" x 7'5")

Double shower enclosure, pedestal wash hand basin and low level WC. Velux roof window and chrome effect heated towel rail.

UTILITY CUPBOARD - With wall mounted Baxi combination boiler and plumbing for automatic washing machine.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

PARKING & GARAGE - The property provides a single garage with roller door and parking space directly in front.

AGENTS REF: - DC/LS/YAR230221/06072023

Council Tax Band: D **Tenure:** Leasehold

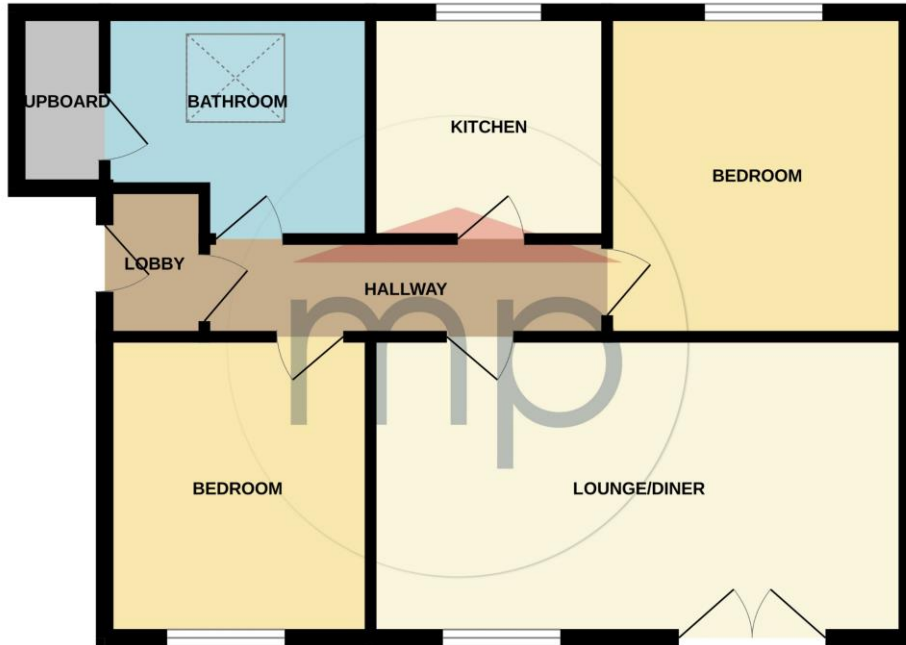
TO VIEW: Contact our Yarm office on
Tel: 01642 788878

A photograph of the Michael Poole storefront at night. The building is illuminated with bright blue neon lights that spell out 'Michael Poole property consultants'. The large glass windows display various property listings and information.

Do you have a property you need to sell before you can buy?

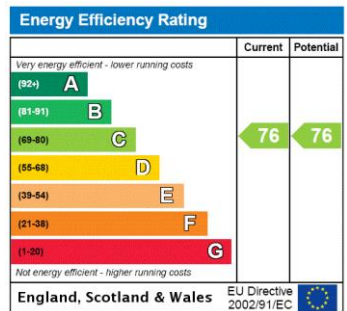
Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR



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.
Made with Metropro 5/2023

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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