

Yarm Road, TS18 3PE
1 Bed - Flat - Conversion
£525 Per Calendar Month

Council Tax Band: A
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS









Yarm Road, TS18 3PE



*** AVAILABLE IMMEDIATELY *** A well presented ONE BEDROOM flat offering modern and comfortable accommodation, ideally situated within easy reach of Stockton Town Centre. Perfectly suited to a single professional or couple, the property benefits from a newly fitted contemporary kitchen and modern bathroom, making it an excellent choice for those seeking a conveniently located home ready for immediate occupancy.

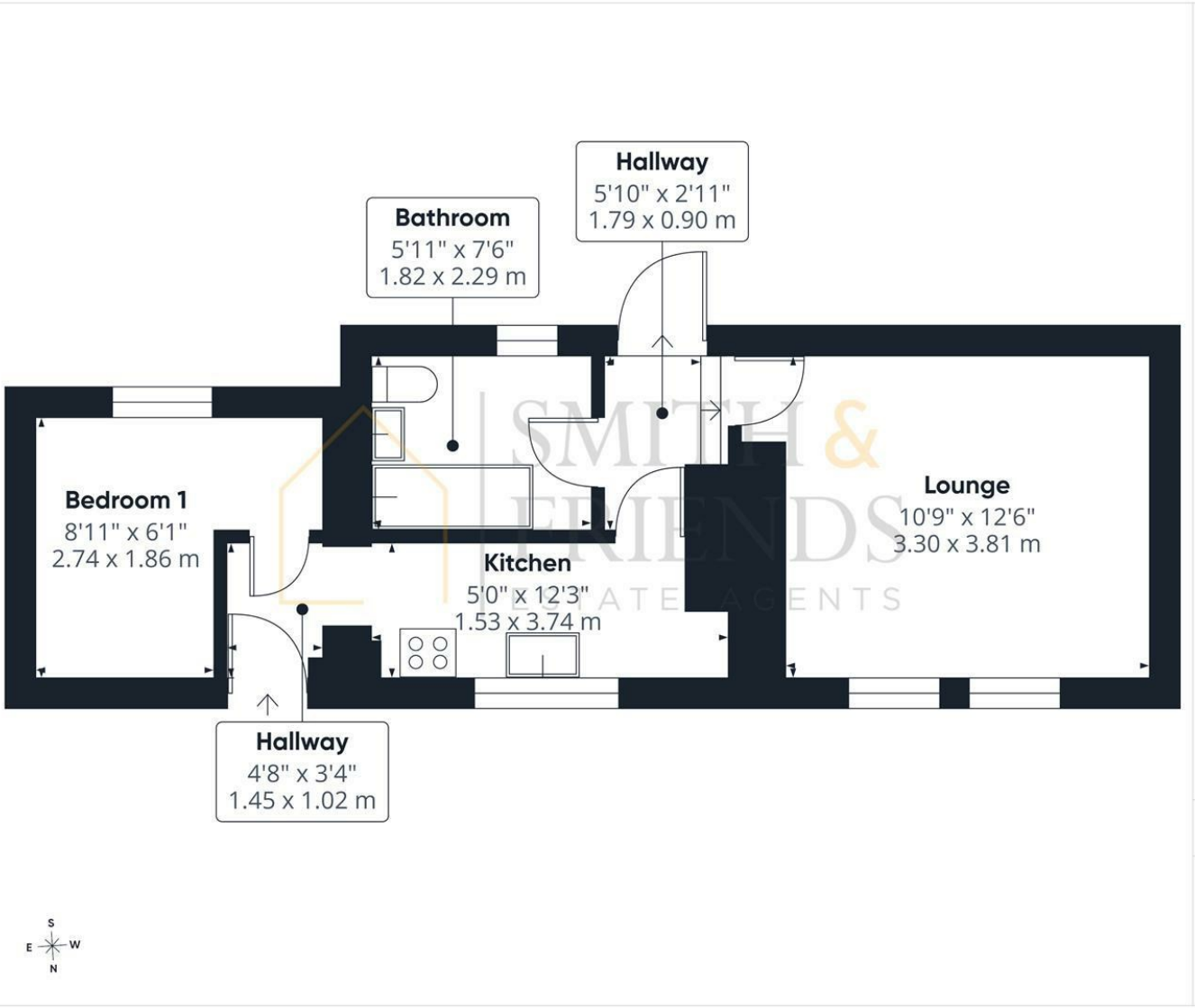
The accommodation briefly comprises; a welcoming entrance leading through to a comfortable lounge, providing a pleasant space for relaxing and everyday living. The newly fitted kitchen features a modern range of units and work surfaces, whilst the bedroom offers comfortable accommodation. Completing the layout is a stylish, recently fitted bathroom with contemporary fixtures and fittings.

The property enjoys a convenient location close to Stockton Town Centre, with a wide range of shops, supermarkets, cafés, restaurants and everyday amenities all within easy reach. Excellent access to local public transport links also makes this an ideal choice for those commuting to surrounding areas.

Offering a combination of modern interiors, practical accommodation and a highly convenient location, this attractive flat represents an excellent rental opportunity.

AVAILABLE FOR IMMEDIATE OCCUPANCY – EARLY VIEWING IS HIGHLY RECOMMENDED.

REQUIRED EARNINGS: Tenants £15,750 Guarantor, if required £18,900pa
RENT £525
BOND £605
(Application is subject to a Holding Fee - please refer to our website for further details)



Approximate total area(1)

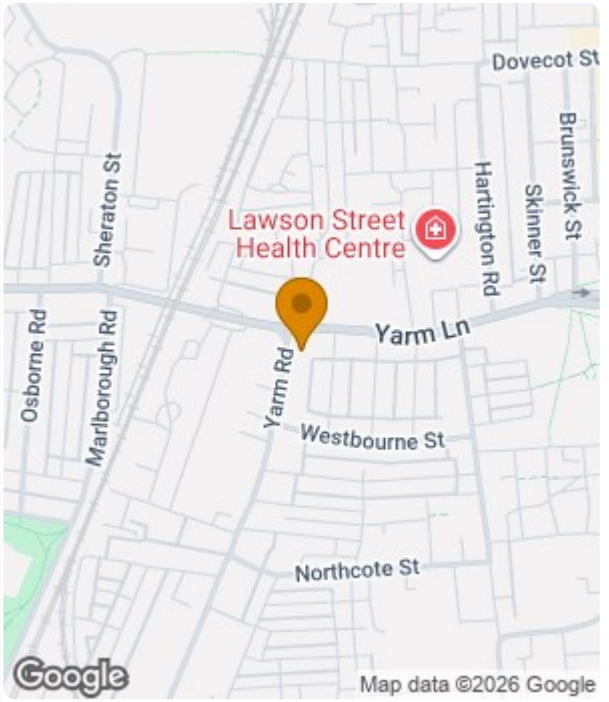
360 ft²

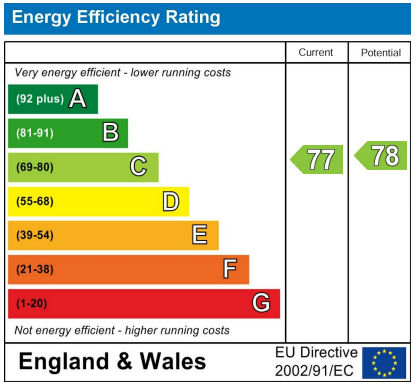
33.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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