



Trinity Mews, Thornaby, TS17 6BQ  
1 Bed - Flat  
£395 Per Calendar Month

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A well presented one bedroom first floor flat. The property briefly comprises of entrance hall, lounge into kitchen, bedroom and bathroom/WC. The property benefits from gas central heating via radiators, an allocated parking space and is within easy access of Stockton Town Centre, close to Thornaby Train Station and is within easy access of the A66.

REQUIRED EARNINGS - TENANTS: £11,850pa;  
 GUARANTOR: if required £14,220pa  
 BOND: £395

### COMMUNAL ENTRANCE HALLWAY

Access at front and rear of property, staircase leading to first floor landing and door into main entrance hallway of flat.

### ENTRANCE HALLWAY

Single radiator, built-in storage cupboard, doors leading to lounge, bedroom and bathroom/WC.

### LOUNGE

18'4 x 13'6 (5.59m x 4.11m)

Double glazed French doors opening to balcony, double glazed window to front elevation, radiator, opening leading to kitchen.

### KITCHEN

9'10 x 7'11 (3.00m x 2.41m)

Fitted with a range of base, wall and drawer units incorporating a one and a half bowl sink with single drainer and mixer tap, electric hob/oven, overhead extractor unit, space for under counter fridge/freezer and washing machine. Double glazed window to front elevation.

### BEDROOM 1

12'6 x 9'7 (3.81m x 2.92m)

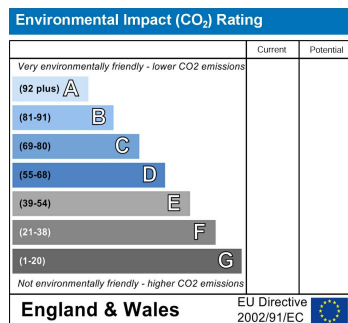
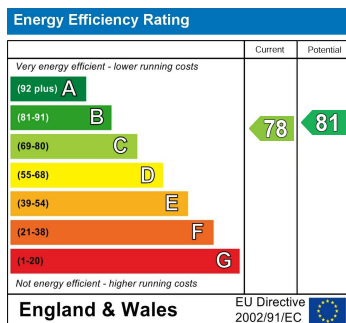
Built-in wardrobes, radiator and double glazed window to rear elevation.

### BATHROOM/WC

Fitted with a three piece suite comprising of bath with over bath shower, built-in vanity unit with wash hand basin and low level WC, radiator.

### EXTERNALLY

There is an allocated parking space to the rear of the property.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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