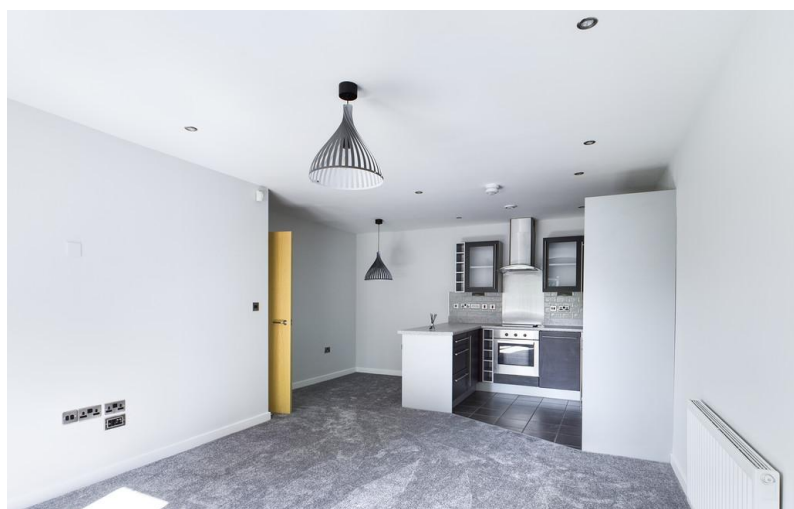


TO LET



New Road, Guisborough

2 Bedrooms, 2 Bathroom, 2nd floor Apartment

£750 pcm



New Road, Guisborough

2 Bedrooms, 2 Bathroom

£750 pcm

Date available: 9th July 2023

Deposit: £750

Unfurnished

Council Tax band:

- Upper Floor Apartment
- Intercom Door Entry System
- Secure Gated Fob Car Parking
- Two Good Size Bedrooms
- Double Glazed Throughout
- Gas Central Heating
- Fully Integrated Kitchen

FULL DESCRIPTION Martin & Co Guisborough are pleased to offer for rental this WELL PRESENTED and well proportioned TWO bedroom UPPER floor apartment in this 3 storey development built circa 2008. This apartment has just undergone a full redecoration throughout. The apartment comprises of open plan lounge/kitchen/diner, two double bedrooms, one with ensuite and family bathroom. Complete with secure gated parking and intercom door entry system. Situated conveniently within walking distance of Guisborough Town Centre.

GROUND FLOOR - COMMUNAL ENTRANCE AREA, with door entry intercom system and access to the staircase and lift to all floors.

SECOND FLOOR -

Entrance Hall with 'Kardean' flooring and integrated wardrobe shelved and railed, housing a Vaillant combi gas central heating boiler.

Open Plan Lounge/Kitchen and Dining Area including a range of integral appliances (Zanussi ceramic hob,





Zanussi stainless steel electric oven, stainless steel extractor hood, integrated fridge/freezer, dishwasher and washer/dryer), recessed spot lights, TV and telephone points

Master Bedroom with recessed spot lights, TV and telephone points

En-Suite Shower Room – fully tiled. White pedestal hand basin with mixer tap, dual flush toilet, shower cubical with main shower fitting, chrome towel radiator, tiled floor with underfloor heating, recessed spot lights, shaver point and extractor fan.

Second Bedroom with feature arch UPVC DG window, recessed spot lights, TV and telephone points and Loft access with ladder and is fully boarded with lighting.

Fully Tiled Main Bathroom with white bath with shower mixer tap, pedestal hand basin with mixer tap, dual flush toilet, tiled floor with underfloor heating, recessed spot lights and chrome towel radiator.

The apartment benefits from a mains smoke alarm system, intruder alarm, fully insulated, a door entry system and one allocated secure parking space. In addition to the appliances, floor coverings and venetian blinds are being included in the let.

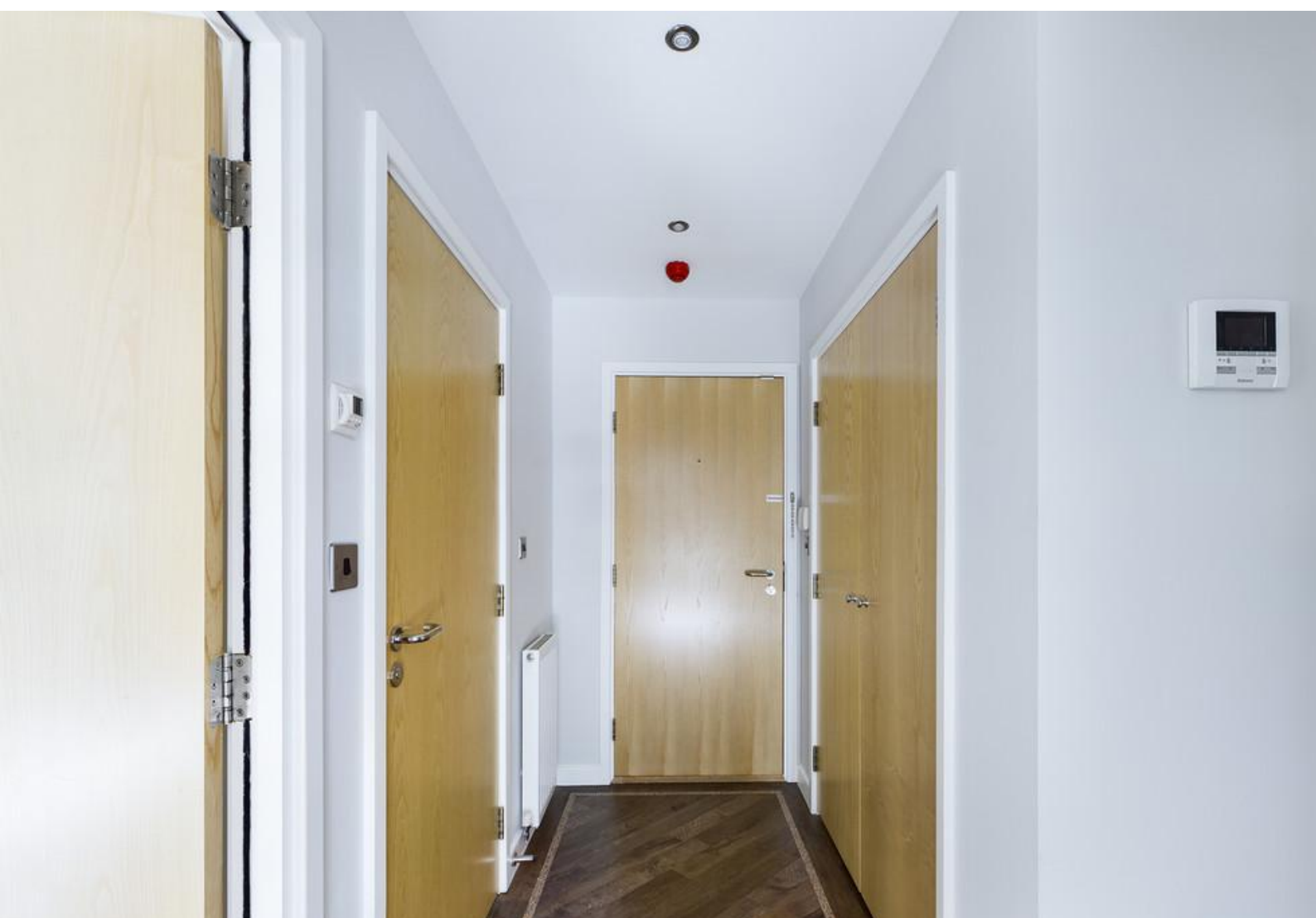
EXTERNALLY the property comes with secure parking with one allocated space and visitor parking with access from Rectory Lane. CCTV can be monitored from the apartment.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.