

TO LET



Southfield Lane Lofts, Middlesbrough

2 Bedrooms, 1 Bathroom, Apartment

£750 pcm



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Date available: Available Now

Deposit: £750

Part Furnished

Council Tax band: A

- TWO Bedrooms
- Second Floor Apartment
- Separate Bathroom
- Open Plan Lounge / Kitchen
- Close to local amenities
- Close to Teesside University
- Recently Redecorated

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this TWO bedroom second floor modern apartment, located in the centre of Middlesbrough. Briefly comprising of hallway, two bedrooms, newly fitted kitchen / living area and separate bathroom. Offered a part-furnished basis this property would be ideal for students and working couples alike, having being located within 5 minutes walk of Teesside University. Call to book a viewing

INTERNALLY

HALLWAY Wooden entrance door, electric radiator and laminate flooring.

KITCHEN / LIVING AREA To front aspect.

Kitchen Area: Range of wall, base and drawer units with white gloss effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge.

Living Area: Laminate flooring, electric radiator, uPVC window, sofa, dining table and chairs, tv stand.





BEDROOM ONE To side aspect. Electric radiator, carpet flooring and Velux window. Bedframe and mattress, wardrobe, bedside tables and chest of drawers provided.

BEDROOM TWO To side aspect. Electric radiator, carpet flooring and Velux window. Bedframe and mattress, wardrobe, bedside tables and chest of drawers provided.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, extractor, vinyl flooring, heated towel rail and uPVC window.

UTILITY ROOM / STORAGE CUPBOARD Storage cupboard with provided washing machine.

EXTERNALLY Communal Bin Store.

PLEASE NOTE All applicants will be subject to a credit

check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_HO_NH_Right-to-Rent-Guidance.pdf

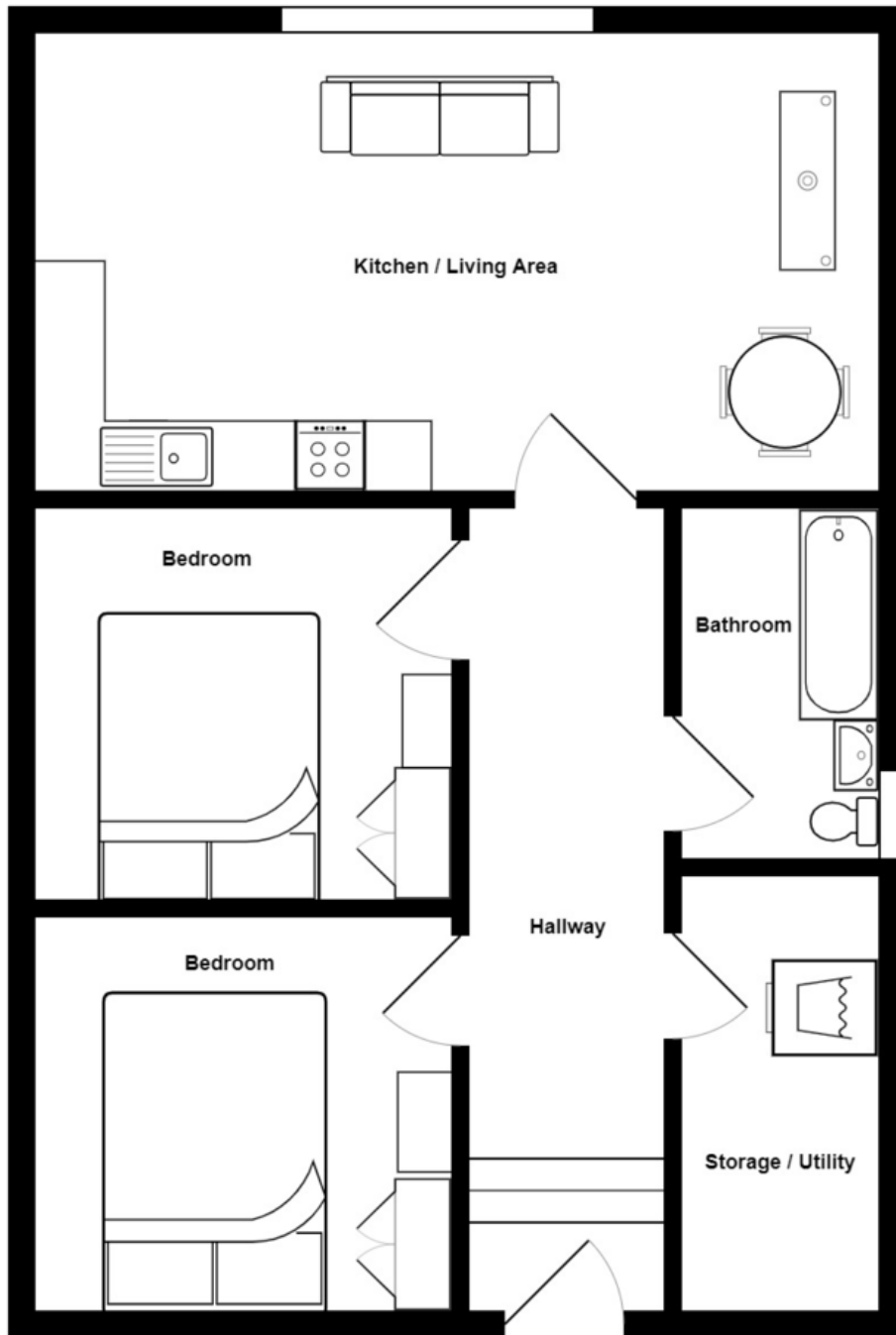




Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | 67 | |
| (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.