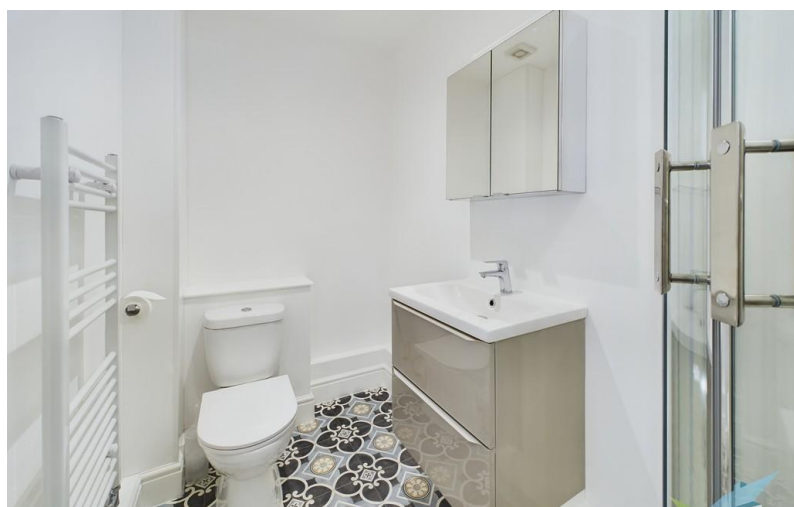


TO LET



Fountain Street, Guisborough

1 Bedroom, 1 Bathroom, Studio

£495 pcm



Fountain Street, Guisborough

1 Bedroom, 1 Bathroom

£495 pcm

Date available: Available Now

Deposit: £495

Part Furnished

Council Tax band: A

- Poplar Location
- Situated near local amenities
- Studio Apartment
- Newly fitted Modern Kitchen
- Newly fitted Bathroom Suite
- New Carpets throughout
- New Vinyl Flooring throughout

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this newly refurbished STUDIO apartment, located a short walk from Guisborough High Street. The apartment has been refurbished to a high standard and briefly comprises; Kitchen area with integrated appliances, Living area with Sofa and TV Stand, Bedroom area with Small Double Bed and separate Bathroom with Walk In Shower. Call Martin and Co now to secure a viewing.

INTERNALLY Second Floor Apartment.

OPEN PLAN LIVING / KITCHEN / BEDROOM 17' 1" x 12' 3" (5.21m x 3.74m) Open plan studio, with living, bedroom and kitchen areas.

Living Area-

To rear aspect. Carpet flooring, Central Heating Radiator, Sofa and TV Stand / Drawers.

Kitchen Area -

To side aspect. Range of wall, base and drawer units with light grey fascias, stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge and washing machine.





Bedroom Area-
To rear aspect. Cupboard Housing Boiler, Velux & window. Small Double Bed.

BATHROOM 4' 9" x 8' 5" (1.45m x 2.59m) Part clad. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, corner anti-slip shower enclosure with waterfall shower head, extractor, vinyl flooring and heated towel rail.

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

EXTERNALLY

PARKING Provided Parking and Bin Store.



Energy Efficiency Rating

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





Bathroom
4'8" x 8'5"
1.45 x 2.59 m

Approximate total area⁽¹⁾
247.22 ft²
22.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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