





## **Fountain Street, Guisborough**

1 Bedroom, 1 Bathroom, Studio

£495 pcm





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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 cladded. 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.

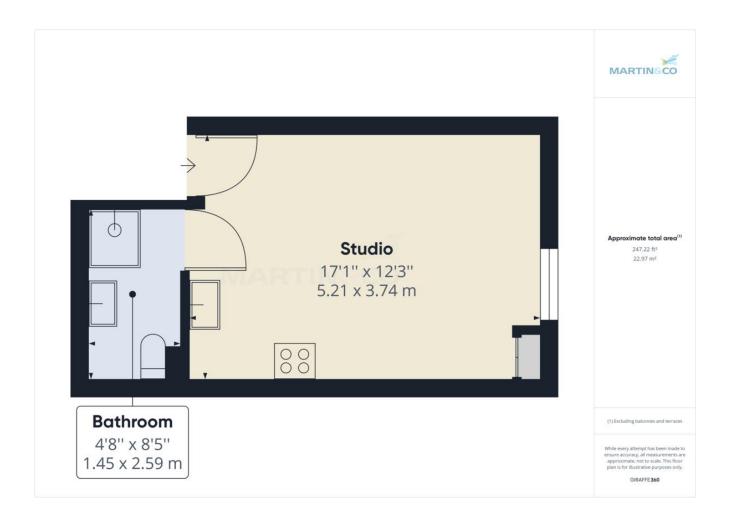




	Current	Potentia
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) B		
(69-80)		69







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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 peritualras. They may however be available by separate negotiation. Buyers must checkthe 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 form 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.

