

## THE LARCHES, FOXWOOD DRIVE, ELM TREE, TS19 0XU



- ▲ Two bedroom ground floor apartment
- ▲ 70% shared equity scheme
- ▲ Good storage
- ▲ Double glazing

- ▲ Gas central heating
- ▲ Parking
- ▲ Communal gardens
- ▲ No onward chain

**£63,000 - 70% Shared Ownership**

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Sold in conjunction with thirteen group housing at 70% of market value and available for buyers 55 years old or over, this good-sized two bedroom ground floor apartment has UPVC double glazing, remote controlled entrance system and would be ideal for anyone looking for lateral living.

The accommodation flows in brief, entrance hall, lounge, kitchen, two bedrooms and shower room.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Entrance door to entrance hall, radiator, store cupboard and airing cupboard housing combi boiler.

##### **LOUNGE/DINER - 4.2m x 3.12m (13'9" x 10'3")**

With double glazed window to the side aspect, double glazed door and window to the rear aspect and radiator.



**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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### **KITCHEN BREAKFAST ROOM - 1.88m x 3.84m (6'2" x 12'7")**

With double glazed window to the side aspect, wall, drawer, and floor units with complementary worktops incorporating a ceramic sink and drainer unit with mixer tap, plumbing for washing machine, space for fridge freezer and electric oven.

### **BEDROOM ONE - 2.97m (9'9") x 3.2m (10'6") to rear of wardrobes**

With double glazed window to the side aspect, single radiator and fitted wardrobe.

### **BEDROOM TWO - 1.85m x 3.2m (6'1" x 10'6")**

With double glazed window to the side aspect and single radiator.

### **SHOWER ROOM**

Panelled bath with shower over, pedestal wash hand basin, low level WC and single radiator.

### **EXTERNALLY**

### **GARDENS & PARKING**

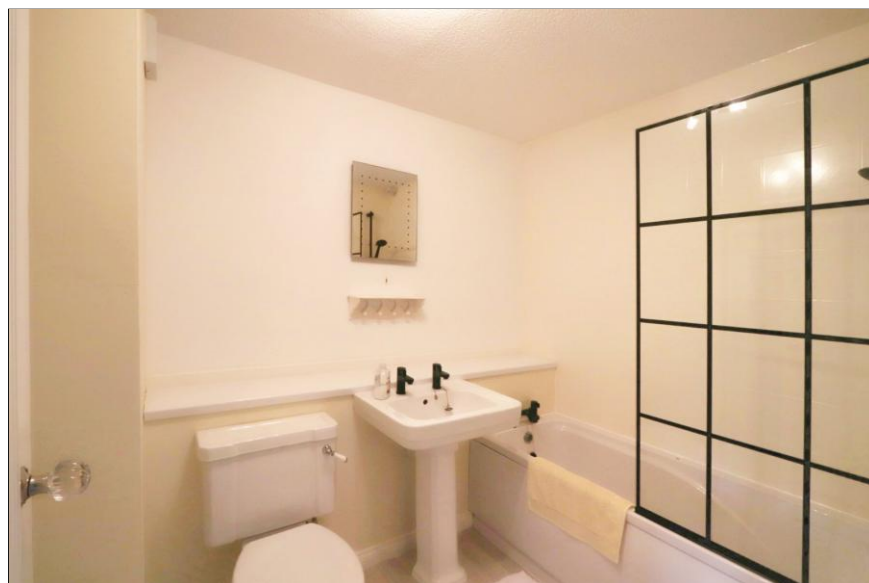
Externally there are communal gardens and parking.

### **AGENTS NOTE:**

Service Charge: £874PA / £72.80 PCM

**AGENTS REF:** - LJ/LS/STO250733/07012026

**Council Tax Band:** A      **Tenure:** Leasehold



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