

PARKLANDS COURT, YARM ROAD, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0JE



- ▲ A two bedroom first floor apartment offered for sale with no onward chain
- ▲ Set within this popular Eaglescliffe development, within walking distance of Yarm High Street and its vast range of amenities
- ▲ Single garage with electric roller door and storage/workshop area to the rear, together with additional visitor's spaces
- ▲ Electric under floor heating system and double glazing
- ▲ Vehicle access via remote electric gates and secure communal entry system to the apartment block
- ▲ Extensive, bright and airy open plan lounge/dining/kitchen area
- ▲ Kitchen with excellent range of fitted units and integrated appliances
- ▲ Two spacious bedrooms with the master having a fitted wardrobes and an en-suite shower room
- ▲ Nicely presented bathroom with white three piece suite

£185,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A two bedroom first floor apartment offered for sale with no onward chain set within this popular Eaglescliffe development, within walking distance of Yarm High Street and its vast range of amenities and featuring a single garage with electric roller door and storage/workshop area to the rear.

GROUND FLOOR

Ground Floor communal entrance with staircase leading to the first floor.

FIRST FLOOR

ENTRANCE LOBBY

HALLWAY

OPEN PLAN LOUNGE/DINER/KITCHEN - 7.02m (23') x 3.96m (13') reducing to 2.93m (9'7")

BEDROOM ONE - 3.43m x 3.21m (11'3" x 10'6")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.18m x 1.20m (7'2" x 3'11")

BEDROOM TWO - 3.03m x 2.35m (9'11" x 7'9")

BATHROOM - 2.38m (7'10") x 1.89m (6'2") reducing to 1.52m (5')

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



PARKLANDS COURT, TS16 0JE



EXTERNALLY

The development is accessed via secure electric double security gates, with an additional pedestrian gate. This particular apartment offers a single garage with electric roller door, power points, lighting and a useful store/workshop area to the rear. There are also additional visitor's spaces.

AGENTS NOTE:

Ground Rent: £100 PA

Service/Maintenance Charge: £1,892.10 PA (2025)

AGENTS REF: - DC/LS/YAR260025/27012026

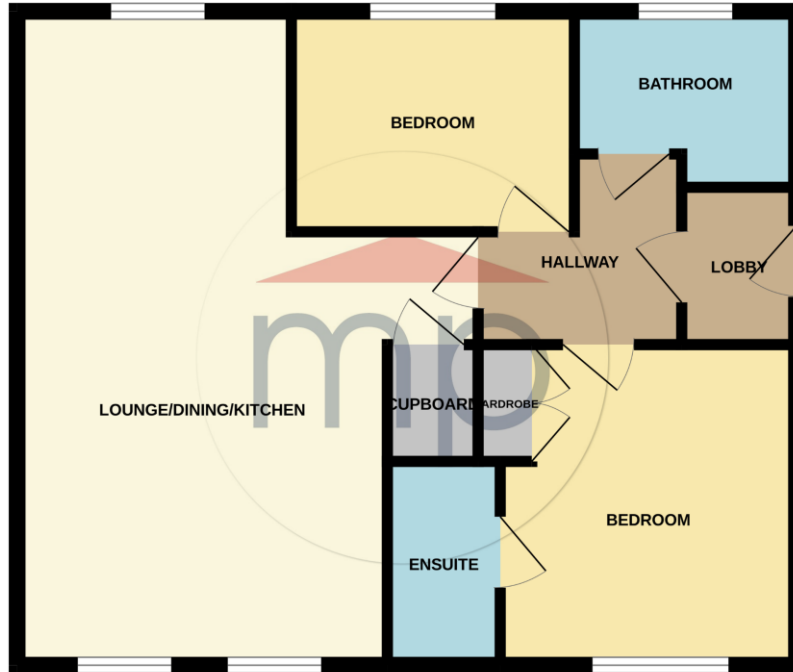
Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

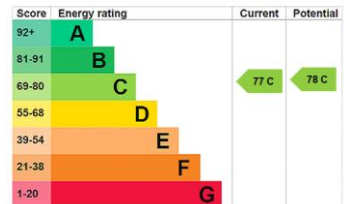


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH