



## 2 bed apartment to buy in TS17

Sun Gardens, Thornaby,  
Stockton-on-Tees, Durham, TS17 6PL

**£45,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Popular Thornaby Location
- ✓ No Forward Chain
- ✓ 2 Double Bedrooms
- ✓ Allocated Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA ONLINE AUCTION - FEES APPLY.

\*\*\*\*\*No Forward Chain\*\*\*\*\*

An excellent opportunity to purchase a two bedroom ground floor apartment located within the popular Sun Gardens development in Thornaby, offered for sale with no forward chain.

The property would benefit from a programme of refurbishment, making it an ideal purchase for investors, or those looking to add value.

Internally, the accommodation briefly comprises an open-plan lounge/kitchen, providing a flexible living space. There are two bedrooms, with the master bedroom benefiting from an en-suite shower room, along with a separate bathroom. Externally, the apartment enjoys the convenience of allocated parking and is well positioned for access to local amenities, transport links and commuter routes.

For More information and to arrange an internal Inspection please contact the Stockton Branch today.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £1,400.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Off Street

Heating: Gas

## Communal Entrance



## Hallway

## Lounge/Kitchen

7.18m x 3.96m (23'6" x 12'11")



## Lounge area



## Kitchen Area



## Bedroom 1

3.35m x 3.00m (10'11" x 9'10")



## En-suite

2.16m x 1.56m (7'1" x 5'1")



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## Bedroom 2



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## Bathroom

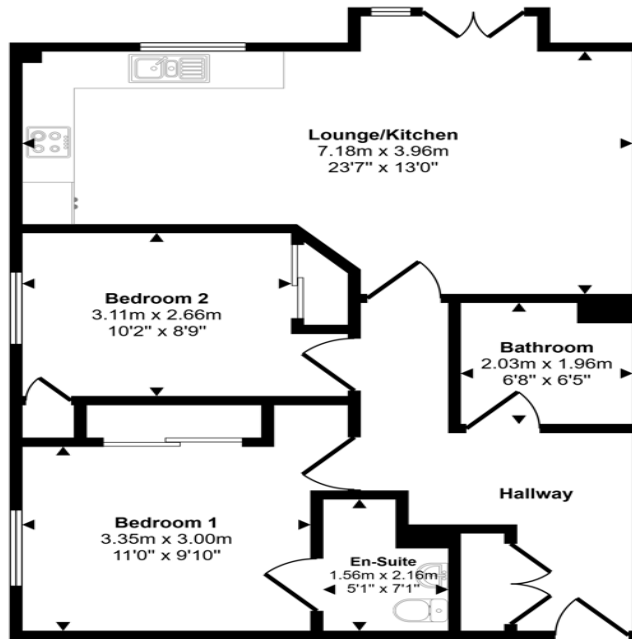
2.03m x 1.96m (6'7" x 6'5")



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## Floor Plan

Approx Gross Internal Area  
69 sq m / 740 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sun Gardens, Thornaby, Stockton-on-Tees, Durham, TS17 6PL

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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