



FLAT 3, 1 STATION ROAD
LOFTUS, SALTBURN-BY-THE-SEA

£375 PCM

This two bedroom property is now available To Let by Grimwood Estates. Situated on the 2nd floor of the building, this immaculate property is available for viewings now.

- ****NEW FLOORING THROUGHOUT**** (updated photos to follow) • Double glazed throughout

Lounge

10'4" x 11'4"

Double glazed window to the front aspect.

Radiator.

Kitchen

5'9" x 11'3"

Double glazed window to the rear aspect.

Radiator.

Single drainer sink unit with dual taps and tiled splashbacks.

Plumbing for an automatic washing machine.

Electric cooker point.

Fitted units.

Roll; top work surfaces.

Bedroom one

18'3" x 16'8"

Double glazed window to the front aspect.

Radiator.

Bedroom two

11'4" x 8'4"

Double glazed window to the front aspect.

Radiator.

Bathroom / WC

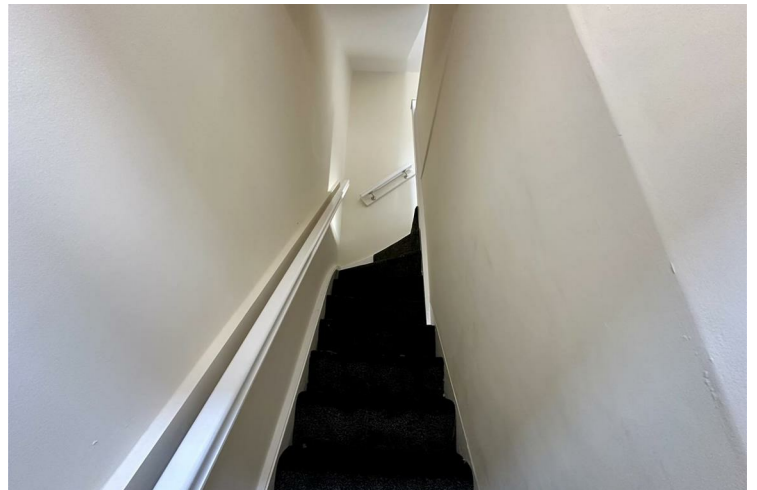
6'6" x 5'5"

Three piece suite incorporating low level WC, pedestal wash hand basin and shower cubicle.

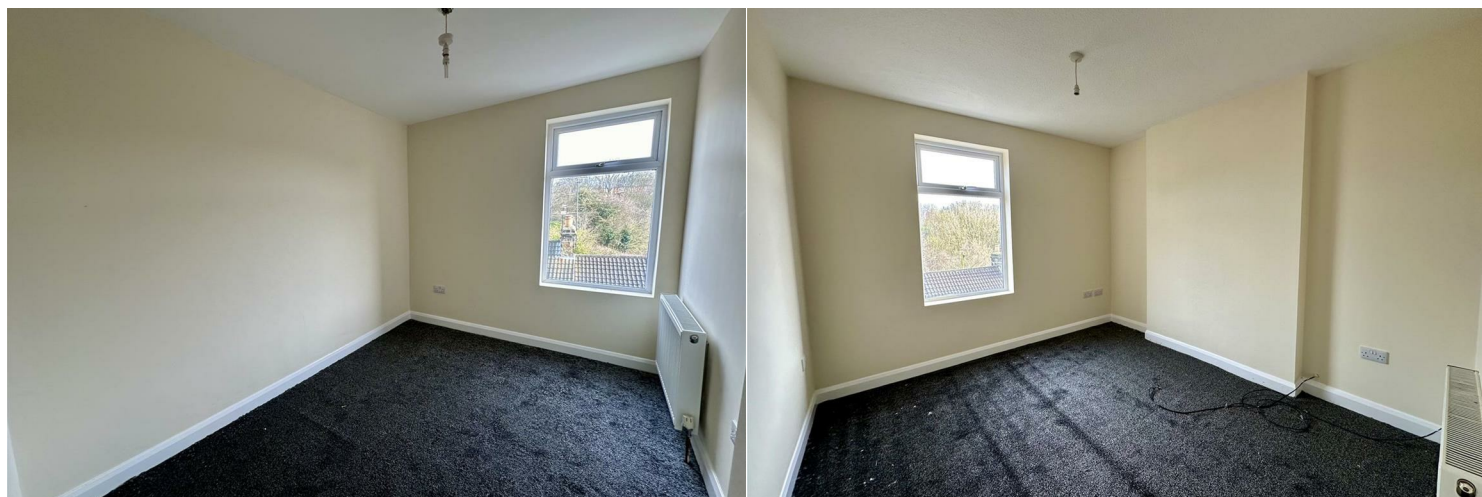
Radiator.

Externally

There is an enclosed communal yard used for entry to this property.



- Two Bedroom apartment
- Close to local amenities
- EPC rating - C
- Council tax band - A
- Viewing is a must








Additional Information

- Local Authority -
- Council Tax - Band A
- Viewings - By Appointment Only

Tenure -



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grimwood Estates
 26 Milton Street
 Saltburn-By-Sea
 TS12 1DG

01287 644000
 enquiries@grimwoodestates.co.uk
 www.grimwoodestates.co.uk

