



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

**£325 PCM**

Grimwood Estates is pleased to offer To Let this one-bedroom apartment on Station Road in Loftus. Recently refurbished with new flooring throughout. Highly recommended for viewing. Rent: £325 PCM

- **\*\*NEW FLOORING THROUGHOUT\*\***
- One Bedroom Apartment
- Council Tax band - A
- Close to local Amenities

## Entrance Hall

Door giving access to the lounge.

## Lounge

24'4" 8'7"

Doors giving access to the Bedroom, Kitchen and Bathroom / WC.

Double glazed window to the front aspect.

Radiator.

## Kitchen

7'9" 5'3"

Radiator.

Single drainer sink unit with dual taps and tiled splashbacks.

Plumbing for an automatic washing machine.

Electric cooker point.

Fitted wall and base units incorporating roll top work surfaces.

## Bedroom

## Bedroom

13'3" 7'11"

Double glazed window to the front aspect.

Radiator.

## Bathroom

5'3" 7'6"

Three piece suite comprising of low level WC, pedestal wash hand basin and shower cubicle with an electric shower.

Chrome effect towel airer.



- Access via Newcommen Terrace
- Double glazed throughout






## Additional Information

**Local Authority** - Redcar & Cleveland Council  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** -



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(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 &amp; Wales</b>		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

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**Grimwood**  
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