



Flat 5, 2 Mill Wynd , Yarm, TS15 9AF

AVAILABLE NOW - SORRY NO SMOKERS

This well presented fully furnished two bedroom, first floor apartment enjoys a prime location, just a short walk from Yarm High Street, providing easy access to its shops, cafés, restaurants, bars, and scenic riverside walks.

The accommodation features a hallway leading to a spacious open plan lounge and kitchen. The kitchen/dining area is fitted with sleek contemporary high-gloss units, an integrated oven, and a hob. Additionally, there is the use of all other white goods. There are two double bedrooms, including a master with an en-suite shower room, plus a stylish main bathroom with a shower over the bath.

Additional benefits include allocated parking, an intercom entry system, combi gas central heating, and double glazing throughout.

With excellent transport links via the A19, A66, and Yarm Train Station, this apartment is an ideal choice for professionals looking for a property in a highly desirable area.

£1,200

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- FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- ALLOCATED PARKING SPACE
- INTERCOM ENTRY SYSTEM
- SPACIOUS OPEN PLAN LAYOUT
- MODERN KITCHEN & BATHROOMS
- DESIRABLE LOCATION JUST OFF YARM HIGH STREET

HALL

LEASEHOLD INFORMATION

LOUNGE

AML PROCEDURE

17'5" x 14'5" (5.31m x 4.39m)

KITCHEN/DINING ROOM

10'1" x 9'8" (3.07m x 2.95m)

BEDROOM ONE

14'9" > 8'10" x 12'6" (4.50m > 2.69m
x 3.81m)

ENSUITE

6'1" x 5'7" (1.85m x 1.70m)

BEDROOM TWO

14'10" x 8'5" (4.52m x 2.57m)

BATHROOM

7'5" x 5'7" (2.26m x 1.70m)

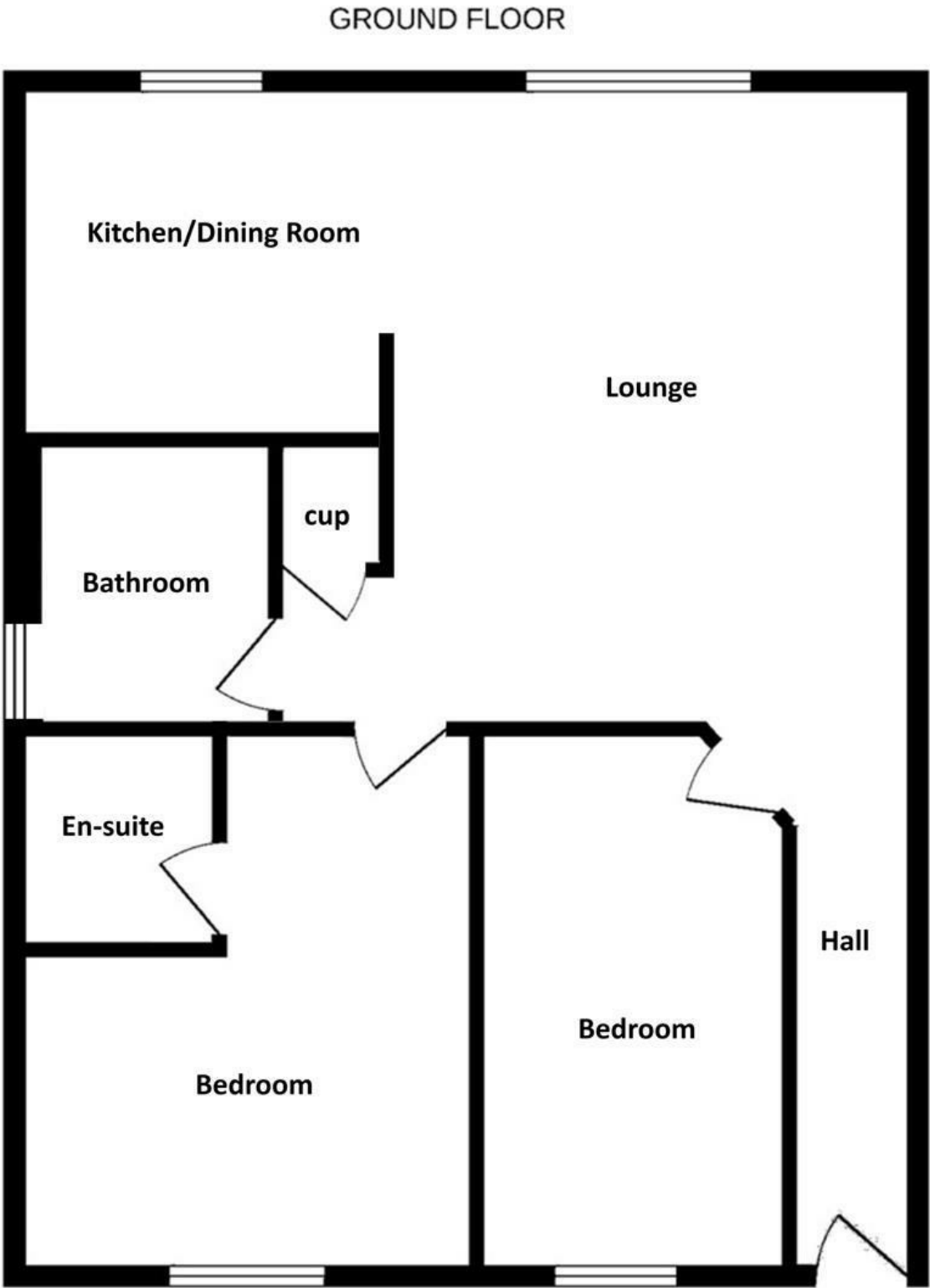


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	