



Flat 2 Merryweather Court Merryweather Court, Central Street, Yarm, TS15 9FF

AVAILABLE IMMEDIATELY - SORRY NO PETS OR SMOKERS

DELIGHTFUL SPACIOUS FULLY FURNISHED TWO BEDROOM apartment situated in a desirable location alongside the River Tees and just a short stroll to Yarm High Street with an excellent range of cosmopolitan shops, bars and restaurants. Its central location to both the A19 and A66 will appeal to professionals wishing to benefit from all Yarm has to offer.

Being one of only sixteen apartments within a gated development the apartment is accessed through remote control electric gates into a secure and private courtyard with CCTV camera coverage. A Communal entrance hall provides access to the apartment with living accommodation comprising inner reception hall, welcoming lounge/diner with two sets of French doors opening out to a Juliet balcony, NEWLY FITTED kitchen/diner with a modern range of units incorporating built in oven and hob, as well as dishwasher.

Further accommodation includes two bedrooms, bedroom one is fitted with storage, and a shower room newly fitted with a white suite and double width shower enclosed. The property includes sofa, dining table and chairs, kitchen table and chairs, fridge freezer and 2 double beds.

£900 PCM

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- UPPER FLOOR FLAT
- MODERN FITTED KITCHEN
- STYLISH BATHROOM
- TWO BEDROOMS
- APPLIANCES INCLUDED
- GREAT LOCATION
- OPEN PLAN LOUNGE/DINING
- GAS CENTRAL HEATING

LOUNGE

20'10" x 19'11" (6.35 x 6.07)

KITCHEN/DINER

17'10" x 10'7" (5.44 x 3.23 (5.43 x 3.22))

BEDROOM ONE

9'9" x 8'10" (2.97 x 2.69)

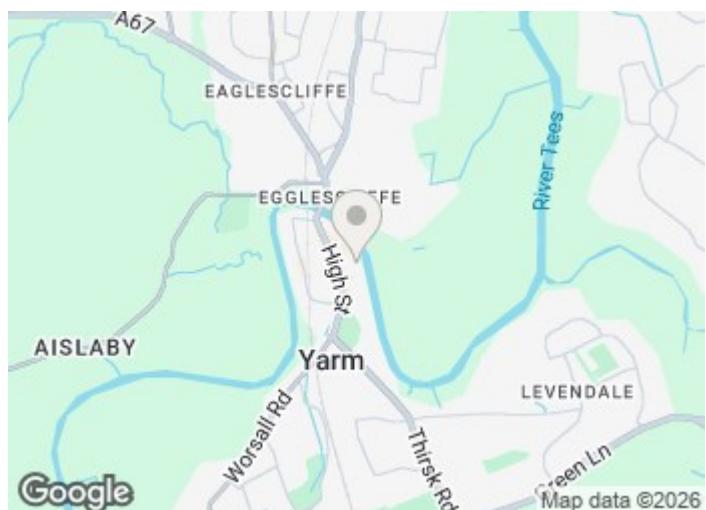
BEDROOM TWO

9'9" x 7'10" (2.97 x 2.39)

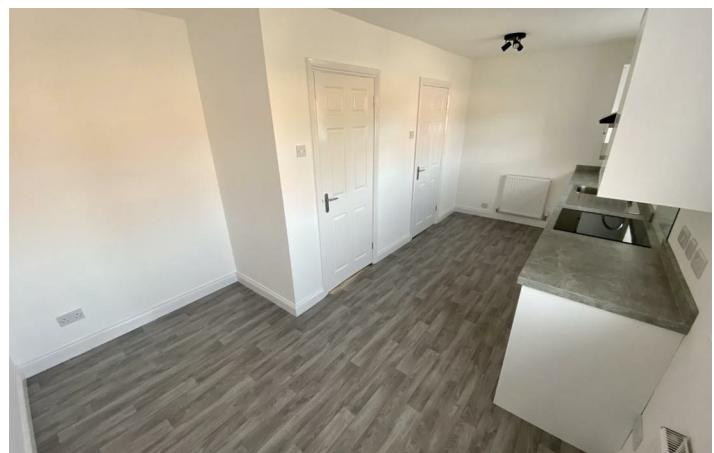
SHOWER ROOM

8'11" x 7'4" (2.72 x 2.24)

ENERGY PERFORMANCE CERTIFICATE



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	