



## 7 The Courtyard, Broctune Gardens

Brotton, TS12 2GD

**£137,950**



Presented to an immaculate standard throughout, a fabulous 2-bedroom ground-floor apartment situated in the peaceful Broctune Gardens development.



Boasting principal bedroom with en-suite, an attractive fitted kitchen, allocated parking for 1x car plus visitors parking, complete with a private rear courtyard, this beautiful ground-floor apartment will make a perfect home for the first-time buyer.

Tenure: Leasehold.

Tenure Details: 999-Year Lease (From 2023). Currently £100.00 per annum maintenance charge and a £300.00 per annum buildings insurance cost.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: B-Rating.

#### **Entrance Hall 17'7" x 6'1" (max) (5.36m x 1.87m (max))**

L-Shaped hall. 3x storage cupboards. Composite UPVC door to the front elevation. Radiator.

#### **Living Room 15'7" x 11'8" (4.77m x 3.56m)**

Complete with media wall, a spacious living room with UPVC double glazed French doors opening to the rear courtyard. Carpeted. Radiator.

#### **Kitchen 14'10" x 9'1" (max) (4.53m x 2.77m (max))**

A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl composite sink. Integrated electric Beko oven with separate ceramic hob. Extractor hood. Tiled splash-backs. Plumbing for washing machine. Breakfast bar. UPVC double glazed window to the rear aspect. Radiator.

#### **Bedroom One 15'8" x 10'6" (4.79m x 3.22m)**

Carpeted. UPVC double glazed window to the rear aspect. Radiator. Access to the En-suite.

#### **Bedroom One En-Suite 5'9" x 4'11" (1.76m x 1.51m)**

Wet-room style en-suite with low-level W/C, hand-basin with vanity unit. Chrome heated towel rail. Open thermostatic shower.

#### **Bedroom Two 11'3" x 10'0" (3.43m x 3.07m)**

Carpeted. UPVC double glazed window to the front aspect. Radiator.

#### **Bathroom 8'9" x 5'6" (2.68m x 1.68m)**

Contemporary bathroom suite comprising of freestanding bathtub with corner tap & shower attachment. Low-level W/C. Hand basin with vanity unit. PVC cladded walls. Chrome heated towel rail. LED downlighting.

#### **External**

##### **Rear Elevation**

An enclosed courtyard with raised decking / outdoor seating, and additional paved patio space.

##### **Front Elevation**

Allocated parking space for 1x car with additional shared visitor parking available subject to availability.

##### **Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

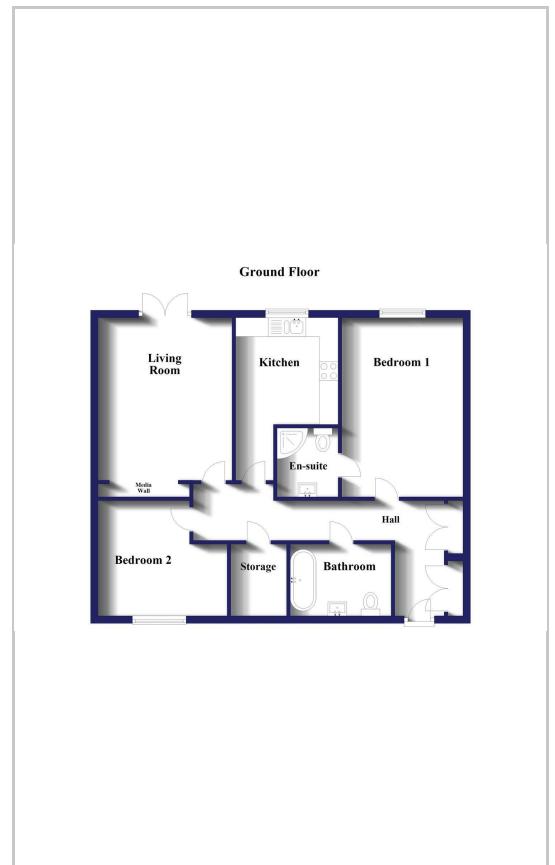
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

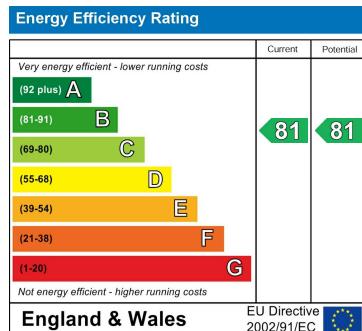
## **Area Map**



## **Floor Plans**



## **Energy Efficiency Graph**



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.