



**Matfen Court, Sedgfield, TS21 2JB**  
**2 Bed - Apartment**  
**£555 Per Month**

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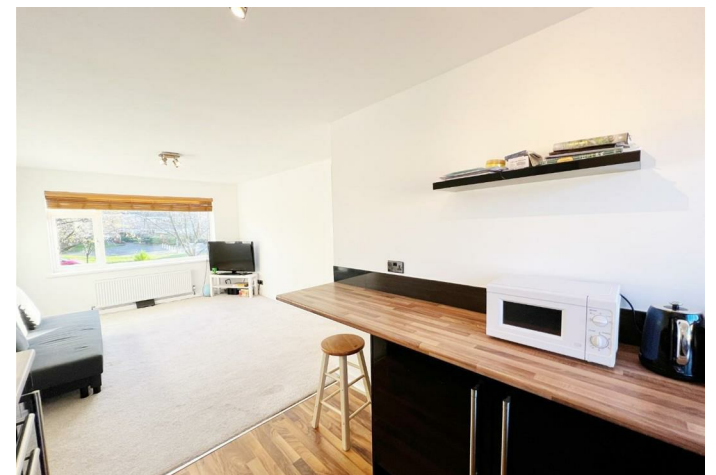
# Matfen Court Sedgefield, TS21 2JB

Situated pleasantly within the highly sought after area of Sedgefield, we are thrilled to offer to let this immaculate two bedroom first floor apartment on Matfen Court. Situated within walking distance to all of the local amenities offered in & around Sedgefield; this well proportioned property has undergone some refurbishment & briefly comprises: entrance hallway, open plan lounge / kitchen area with a range of modern base units, two spacious bedrooms & a modern white bathroom with three piece suite. Externally there is an open plan lawn area to the front aspect & an excellent sized, enclosed garden to rear. Further benefits include gas central heating via a combi boiler & double glazing. Thorough internal inspection is essential in order to fully appreciate the property available.

Council Tax Band A. EPC Rating C. Freehold

Tenants Required Earnings: £15,000. Guarantors Required Earnings: £21,600

Working applicants preferred. No smokers. No Pets.









**ENTRANCE LOBBY**

**FIRST FLOOR LANDING**

**OPEN PLAN LOUNGE / KITCHEN**

23'5 x 10'10 (7.14m x 3.30m)

**MASTER BEDROOM**

12'3 x 10'1 (3.73m x 3.07m)

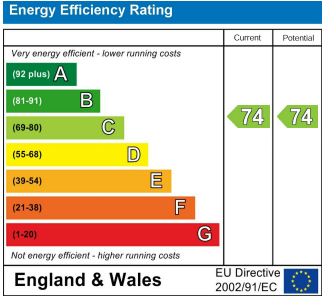
**BEDROOM TWO**

9'1 x 8'4 (2.77m x 2.54m)

**BATHROOM**

6'6 x 5'6 (1.98m x 1.68m)

**EXTERNALLY**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

