

ROBINSONS

SALES • LETTINGS • REGENCY & RURAL

20 SYLVAN MEWS
| TS22 5BF

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Situated within the sought-after residential area of Wynyard, this well-presented first-floor two-bedroom, two-bathroom apartment at Sylvan Mews is now available to rent.
Offering comfortable and convenient living in a welcoming residential community, this property would make an ideal home for couples, small families or professional individuals looking for quality accommodation in a desirable location.

The apartment benefits from both lift and stair access, providing added convenience for residents.

A Fantastic Inclusive Rental Package
The monthly rental package is £1,075, made up of:

£825 monthly rent
£250 monthly service charge
The service charge offers excellent value and includes:
Unlimited gas, electricity and water
Lift servicing and maintenance
External window cleaning
Fortnightly cleaning of communal areas
Gardening and maintenance of surrounding communal grounds
This inclusive arrangement provides residents with the convenience of having key household utilities and communal maintenance covered within one monthly payment.

Sylvan Mews benefits from its location within the popular Wynyard community, with local amenities, healthcare facilities and the hospital conveniently accessible.
Residents can enjoy a welcoming community atmosphere, making this an attractive option for those seeking a comfortable home in a well-established residential setting.

Viewing & Application Requirements
To arrange a viewing, prospective tenants must be able to provide:

A suitable landlord reference
Proof of funds
Guarantor details
Move-In & Tenancy Requirements
To secure the property, the following payments are required:
Five weeks' rent as a security deposit, payable on signing the tenancy agreement.
One month's rent (£1,075) payable upfront on or before the moving-in date.
















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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.

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