



**ROBINSONS**  
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23 SYLVAN MEWS  
WYNYARD | TS22 5BF

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Wynyard Estate, set within 8,000 acres, it is a exclusive development of quality properties, parks and woodland. The location has excellent road links to both North and South. The picturesque village centre, with a pretty duck pond.

Local amenities are within walking distance to the property and include The Stables pub, a supermarket store, a dentist, chemist and hair salon, along with Fine and Country Estate Agents Office.

The approximate floor area for each of the two bedroom apartments within this block are of 882 sqft. Each beautifully designed and can be reached via a spacious hallway. \* decor may vary from each apartment.

This apartment comes with fully fitted kitchen including built in oven and hob, overhead extractor, integrated dishwasher, washer/dryer and fridge/freezer.

\*Gas central heating

\*fully double glazed

\*Gas central heating via radiators

\*private parking with additional parking for visitors

.A service fee will be applicable £235pm, this charge will include

\* Building insurance

\* Electric

\* Water

\* Gas

\* Maintenance of all communal areas

\* External window cleaning per month

















## **LOCATION:**

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

## **VIEWINGS:**

Via Robinsons

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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.

**Tel: 0174 064 5444**

Wynyard Office, The Stables, Wynyard, TS22 5QQ

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