



**ROBINSONS**  
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14 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 the Robinsons 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 first floor 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

N.B. A fee will be applicable £218 pm, this service charge will include

\* Building insurance

\* Electric

\* Water

\* Gas

\* Maintenance of all communal areas

\* External window cleaning per month



















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: 01740 645444**

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