



# 17 Regency Mews , Redcar, TS10 1AX

£69,950



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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.

2. Have your supporting documents ready.

3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
  - Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
  - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
  - We reserve the right to amend or withdraw this property from the market at any time without notice.
  - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
  - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

Tel: 01642 688814



### COMMUNAL HALLWAY

Step through a secure entryway and ascend to the welcoming first floor, where you'll discover the entrance to a captivating apartment

### RECEPTION ROOM

The reception room features rich dark oak wooden floors that add warmth and character, complemented by soft grey walls for a modern, calming atmosphere. A striking feature wall serves as a stylish focal point, while double-glazed windows let in abundant natural light, creating a bright and welcoming environment.

### KITCHEN

The kitchen is thoughtfully designed with sleek grey Lino flooring and modern oak cabinets, finished with silver handles for a contemporary touch. Black countertops create a striking contrast, while integrated appliances—including a fridge and oven—maximize space and convenience. A double-glazed window lets in plenty of natural light, making the space feel bright and inviting throughout the day.

### BEDROOM ONE

This room is finished with elegant dark oak flooring that brings a sense of warmth and sophistication. A large double-glazed window fills the space with natural light, while the wallpapered walls add texture and visual

interest, creating a comfortable and inviting atmosphere.

### BEDROOM TWO

Another double bedroom echoes the charm of Bedroom One, enhanced by the addition of two skylight windows that invite natural light by day and offer a view of the stars at night, creating a tranquil and enchanting retreat.

### BEDROOM THREE

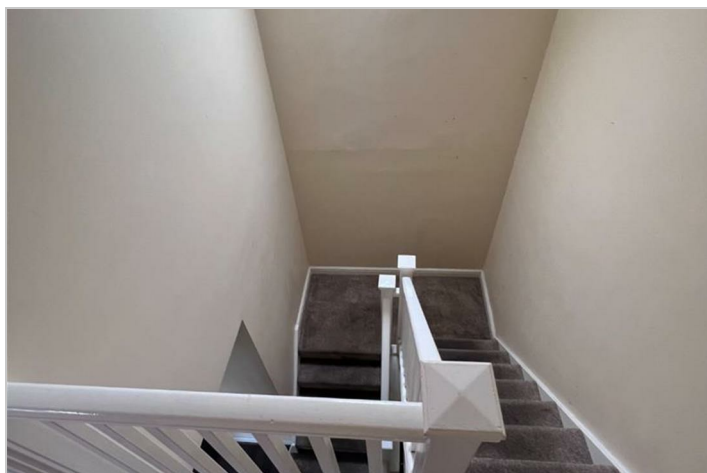
The cozy single bedroom carries the apartment's chic style, offering a UPVC double-glazed window for natural light, easy-to-maintain laminate flooring, and a radiator to keep the space warm and inviting.

### FAMILY BATHROOM

Rejuvenate in the family bathroom, where a modern three-piece suite offers comfort and style. Enjoy a paneled bath perfect for unwinding, a sleek wash basin, and a low-level WC. Practicality meets elegance with partially tiled walls, easy-to-clean flooring, and a chrome towel warmer for that extra touch of luxury. A frosted UPVC double-glazed window ensures privacy while allowing gentle natural light to brighten the space.

### EXTERNAL

Communal parking and refuse bins provided, every detail caters to a life of ease and comfort. Don't miss out on this chance to elevate your living experience!



Road Map



Hybrid Map



Terrain Map



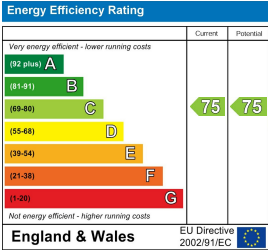
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

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.