



A spacious and well proportioned TWO BEDROOM GROUND FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features a modern kitchen and bathroom and further benefits from secure telecom entry, uPVC double glazing and electric heating. The apartment briefly comprises: communal entrance with stairs to each floor, entrance hall, generous open plan lounge/dining room, kitchen with built-in and free standing appliances included, two good size bedrooms, both with mirrored wardrobes, and the bathroom which incorporates a three piece white suite and chrome fittings. The apartment comes with an allocated parking space. Local bars, restaurants, amenities, and transport links are within an easy stroll of Bowline House. Contact Smith & Friends today and organise a viewing.

FURNISHED OR UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £20,100pa; Guarantor, if required £24,120pa
BOND £770

(Application may be subject to a Holding Fee - please refer to our website for further details)

**Bowline House, Harbour Walk, Marina,
Hartlepool, TS24 0UY**
2 Bed - Apartment
£670 Per Calendar Month
EPC Rating: C
Council Tax Band: B
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Bowline House, Harbour Walk, Hartlepool, TS24 0UY

GROUND FLOOR APARTMENT

ENTRANCE HALL

Accessed via secure entrance door with spyhole, dado rail, coving to ceiling, telecom entry phone, access to:

LOUNGE/DINING ROOM

23'9 x 11'9 narrowing to 9'0 (7.24m x 3.58m narrowing to 2.74m)

uPVC double glazed French door with matching side screen, uPVC double glazed window, built-in storage cupboard with hot water tank and dryer, two additional storage cupboards, coving to ceiling, two wall mounted electric radiators.

KITCHEN

7'7 x 7'4 (2.31m x 2.24m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring hob above and extractor over, free standing fridge/freezer, recess with washing machine, uPVC double glazed window, coving to ceiling, extractor fan.

BEDROOM ONE

10'6 x 8'9 (3.20m x 2.67m)

uPVC double glazed window, mirror fronted sliding wardrobes, dado rail, coving to ceiling, wall mounted electric radiator.

BEDROOM TWO

10'6 x 8'9 (3.20m x 2.67m)

uPVC double glazed window, mirror fronted sliding wardrobes, dado rail, coving to ceiling, wall mounted electric radiator.

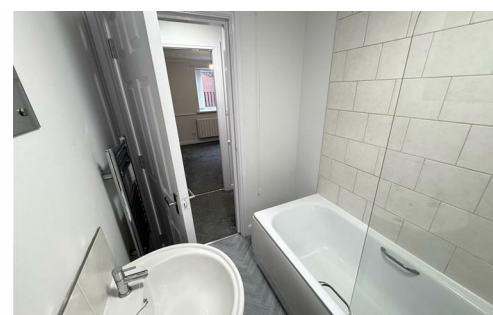
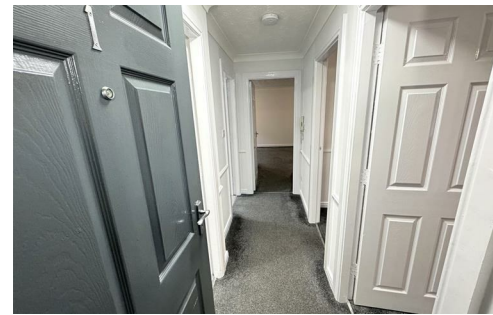
BATHROOM/WC

6'9 x 4'9 (2.06m x 1.45m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window, coving to ceiling, extractor fan, chrome heated towel radiator.

EXTERNAL

The apartment comes with an allocated parking space.



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79

EU Directive 2002/91/EC

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