



A modern two bedroom ground floor apartment offered to the market for rent on an unfurnished basis and AVAILABLE MID OCTOBER. Internally, the accommodation offers an impressive kitchen and bathroom, as well as the advantage of a walk-in dressing room to the master bedroom. Other pleasing features include secure telecom entry system, gas fired central heating and uPVC double glazing. The full layout of the property briefly comprises: communal entrance, private entrance hall with useful storage cupboard and access to a good sized lounge which enjoys a high degree of natural light and provides further access to a modern fitted kitchen with built-in oven, hob and extractor, as well as an integrated fridge/freezer, dishwasher and washing machine. From the hall is access to two bedrooms, the master benefitting from a walk-in dressing room, they are served by a modern bathroom/WC which is fitted with a three piece white suite. Strawberry Apartments are situated in a prime position in the sought after Bishop Cuthbert area of Hartlepool which offers quick commuting to and from Hartlepool and its surrounding areas. There is an allocated parking space and ample visitors parking on site.  
 (Application is subject to a Holding Fee - please refer to our website for further details)

UNFURNISHED/NO SMOKERS/NO PETS  
 REQUIRED EARNINGS: £18,000pa; Guarantor, if required £21,600pa  
 BOND £692

**Strawberry Apartments, Hartlepool, TS26 0RP**  
**2 Bedroom - Apartment**  
**£600 Per Calendar Month**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND:**



# Strawberry Apartments, Hartlepool, TS26 0RP



LOUNGE  
16' x 10'10 (4.88m x 3.30m)

KITCHEN  
9' x 8'6 (2.74m x 2.59m)

BEDROOM 1  
11'8 x 8'7 (3.56m x 2.62m)

DRESSING ROOM  
6'4 x 5'4 (1.93m x 1.63m)

BEDROOM 2  
8'4 x 7'9 (2.54m x 2.36m)

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 and conveyancing 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		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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