



A spacious two bedroomed first floor apartment available to let on a unfurnished basis. Situated in the popular Marina area of Hartlepool the property is within short distance of the Marina with its excellent local shopping and leisure facilities plus excellent restaurants and wine bars close by. Benefitting from gas central heating via a Baxi combination style boiler. The apartment is well presented throughout and has modern furniture and decor. Briefly comprising: communal entrance, private entrance hallway, lounge with 'traditional' style fireplace, modern fitted kitchen/breakfast room, two good sized bedrooms and modern bathroom/WC fitted in white. The apartment also has the benefit of recently laid carpets. LONG TERM LET AVAILABLE. EPC RATING: C
 UNFURNISHED, NO SMOKERS, NO PETS
 REQUIRED EARNINGS: Tenants £13,500pa; Guarantor, if required £16,200pa
 BOND £519

Church Street, Hartlepool, TS24 7DN

2 Bedroom - Flat

£400 PCM

EPC Rating: C

TENURE:

COUNCIL TAX BAND:



Church Street, Hartlepool, TS24 7DN



Reception
16'9" x 11'1" (5.13 x 3.383)

Bedroom
20'0" x 7'6" (6.12 x 2.31)

Bedroom
9'3" x 10'2" (2.84 x 3.12)

Kitchen
8'0" x 14'4" (2.46 x 4.37)

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		
(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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