



Offered for rent on an unfurnished basis is this well presented two bedroom second floor apartment. It is located in the modern Bishop Cuthbert development in Hartlepool, with this apartment having a pleasing view across the town and towards the sea on a clear day. Features include gas fired central heating and has uPVC double glazing. This easily managed apartment briefly comprises: communal entrance via telecom entry system with staircase to all floors, private entrance hall giving access to all rooms, the lounge/diner/kitchen areas are located to the front of the apartment, with the lounge area having French doors leading to a 'Juliet' style balcony. The kitchen area has been well fitted with 'walnut' style units and includes a built-in oven, hob and extractor. From the hallway are two good sized bedrooms and a modern bathroom/WC which is fitted with a white suite. Externally, the apartment has use of communal gardens and has an allocated car parking space. Internal viewing comes highly recommended.

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa
BOND £692

Merlin Way, Hartlepool, TS26 0ZE

2 Bedroom - House

£600

EPC Rating:

TENURE:

COUNCIL TAX BAND:



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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

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

