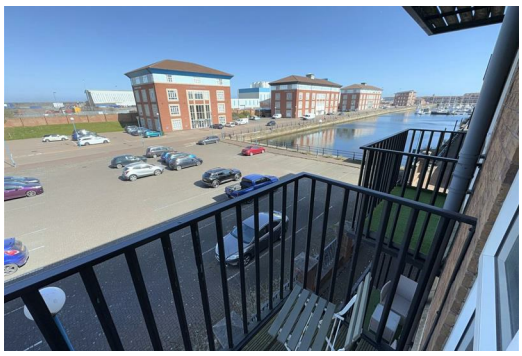


A spacious and well proportioned TWO BEDROOM SECOND FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features a modern kitchen and bathroom and further benefits from secure telecom entry, uPVC double glazing and electric heaters. The apartment briefly comprises: communal entrance with stairs to each floor, entrance hall, generous open plan lounge/dining room with balcony, 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 Oysterman House. Contact Smith & Friends today and organise a viewing.

(Application may besubject to a Holding Fee - please refer to our website for further details)
FURNISHED OR UNFURNISHED
REQUIRED EARNINGS: Tenants £20,250pa; Guarantor, if required £24,300pa
BOND £775

Oysterman House, Harbour Walk, Hartlepool, TS24 0XU
2 Bed - Apartment
£675 Per Calendar Month
EPC Rating: C
Council Tax Band: B
Tenure:

SMITH & FRIENDS
ESTATE AGENTS

Oysterman House, Hartlepool, TS24 0XU

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINING ROOM
23'8 x 12'0 narrowing to 9'2 (7.21m x 3.66m narrowing to 2.79m)

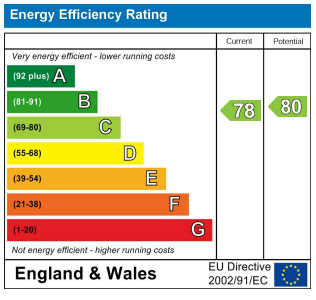
KITCHEN
7'9 x 7'3 (2.36m x 2.21m)

BEDROOM ONE
10'6 x 8'8 (3.20m x 2.64m)

BEDROOM TWO
10'6 x 8'8 (3.20m x 2.64m)

BATHROOM
6'11 x 5'1 (2.11m x 1.55m)

EXTERNALLY



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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS