



A conveniently located one bedroom FIRST FLOOR Marina apartment on Navigation Point. The property is offered to the market for rent on a FURNISHED OR UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation should prove economical to manage having uPVC double glazing and electric storage heaters. The apartments at Navigation Point are accessed via secure telecom entry with communal entrance and stairs to each floor. The internal layout comprises entrance hall with two storage cupboards, lounge with Marina views, separate kitchen with built-in and free-standing appliances included, bedroom with mirrored wardrobes and a good size bathroom incorporating a three piece suite. Neutrally decorated throughout. Parking allowed for one car. Local bars, restaurants and amenities are on the doorstep. Contact Smith & Friends today and organise a viewing.

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

FURNISHED OR UNFURNISHED

REQUIRED EARNINGS: Tenants £16,350pa; Guarantor, if required £19,620pa

BOND £625

Navigation Point, Middleton Road, Hartlepool, TS24 0UQ

1 Bed - Flat

£545 Per Calendar Month

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



Navigation Point, Hartlepool, TS24 0UQ

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

10'6 x 9'7 (3.20m x 2.92m)

KITCHEN

7'3 x 7'0 (2.21m x 2.13m)

BEDROOM

9'10 x 9'6 (3.00m x 2.90m)

BATHROOM

6'4 x 5'8 (1.93m x 1.73m)



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		72	76
(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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