



**\*\* AVAILABLE IMMEDIATELY \*\*** A deceptively spacious one bedroom first floor apartment which is offered for rent **UNFURNISHED**. It is situated in a sought after residential area off Park Road with excellent local amenities close by. The apartment is warmed by gas fired central heating and is mostly uPVC double glazed. The accommodation briefly comprises: entrance hallway, spacious lounge with living flame gas fire, fitted breakfasting kitchen, spacious bathroom with white suite and stairs lead from the first floor landing to a spacious loft bedroom with built-in wardrobes.

**UNFURNISHED/NO SMOKERS/NO PETS**

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

**REQUIRED EARNINGS:** Tenants £12,750pa; Guarantor, if required £15,300pa  
**BOND** £490

**Lansdowne Road, Hartlepool, TS26 9JL**

**1 Bedroom - Apartment**

**£425 Per Calendar Month**

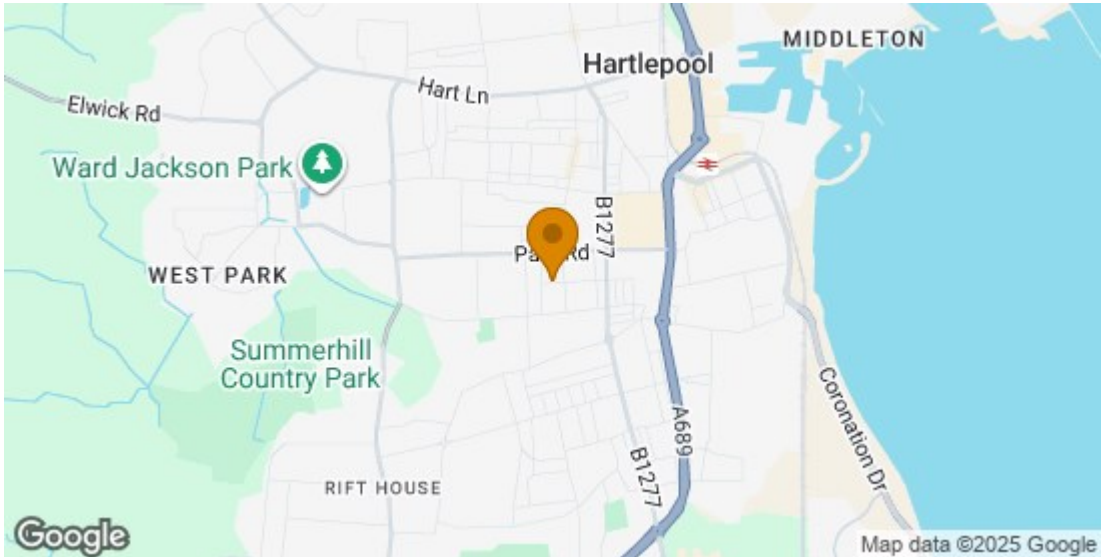
**EPC Rating: E**

**TENURE:**

**COUNCIL TAX BAND: A**

 **SMITH & FRIENDS**  
ESTATE AGENTS

Lansdowne Road, Hartlepool, TS26 9JL



| 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                             | 54      | 72        |
| EU Directive 2002/91/EC                     |         |           |

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

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