



**** LONG TERM LET AVAILABLE **** Offered for rent on an unfurnished basis is this beautifully presented two bedroom first floor apartment. Blackberry Apartments is located in the modern Bishop Cuthbert development which can be found on the northern outskirts of Hartlepool. It is warmed by 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 which have a pleasing view across the town and towards the sea on a clear day. The kitchen area has been well fitted with 'light oak' 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.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £17,850pa; Guarantor, if required £21,420pa

BOND £686

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

Blackberry Apartments, Merlin Way, Hartlepool, TS26 0ZE

2 Bedroom - Apartment

£595

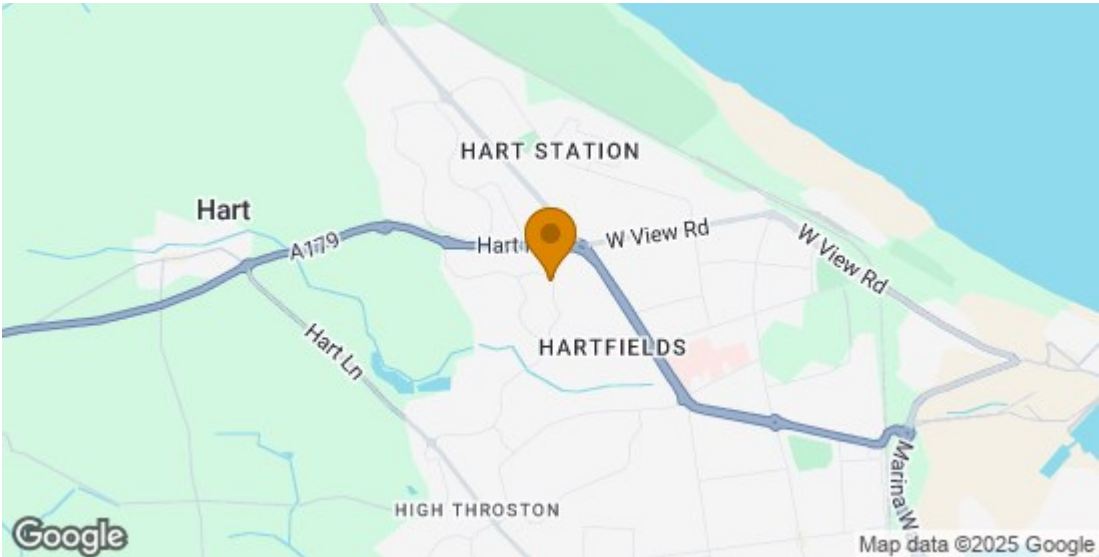
EPC Rating: B

TENURE:

COUNCIL TAX BAND: B



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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	85	87
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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