



A spacious and well proportioned THREE BEDROOM third floor apartment with stairs and lift access. The apartment occupies a pleasant position overlooking the Marina with two balconies. The accommodation features neutral decoration, modern electric heaters, uPVC double glazing and briefly comprises: entrance hall, useful storage room, generous lounge and dining room with two balconies and access to a modern kitchen with appliances included. The hall provides further access to three bedrooms, all with built-in wardrobes, bedrooms one and two benefit from Marina views and bedroom one further benefits from a modern en-suite shower room, the remaining bedrooms are served by the main bathroom. Externally is an allocated parking space and the apartment is well situated within close proximity of amenities and transport links.

**FURNISHED OR UNFURNISHED**

**REQUIRED EARNINGS:** Tenants £25,500pa; Guarantor, if required £30,600pa

**BOND £980**

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

**Reef House, Hartlepool, TS24 0XT**

**3 Bed - Apartment**

**£850 Per Calendar Month**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Leasehold**





# Reef House, Hartlepool, TS24 0XT



## COMMUNAL ENTRANCE

Stairs and lift access to all floors.

## ENTRANCE HALL

## STORAGE ROOM / CLOAKS AREA

## GENEROUS LOUNGE / DINING ROOM

24'11 x 17'0 narrowing to 13'2  
(7.59m x 5.18m narrowing to  
4.01m )

## KITCHEN

10'4 x 7'1 (3.15m x 2.16m)

## BEDROOM ONE

10'4 x 8'8 (3.15m x 2.64m )

## EN-SUITE

9'8 x 3'0 (2.95m x 0.91m)

## BEDROOM TWO

10'4 x 8'7 (3.15m x 2.62m)

## BEDROOM THREE

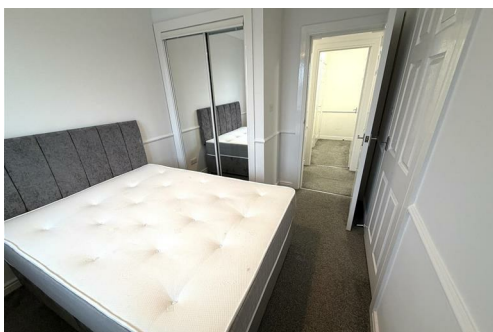
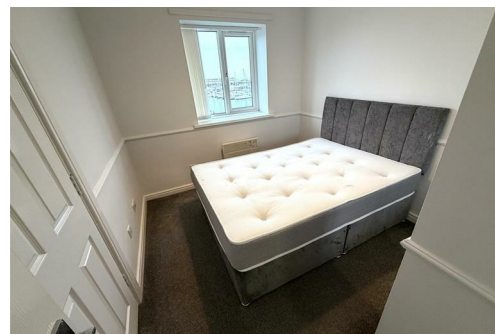
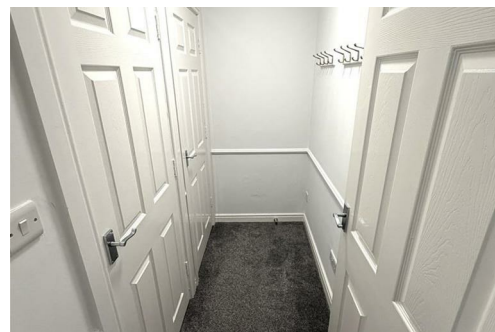
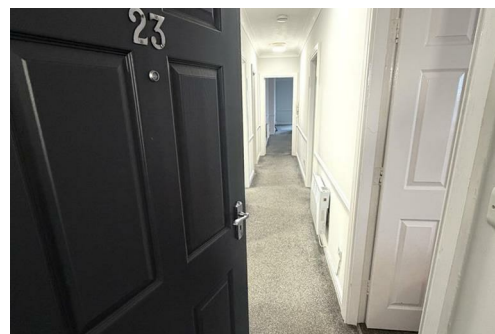
10'10 x 7'8 (3.30m x 2.34m)

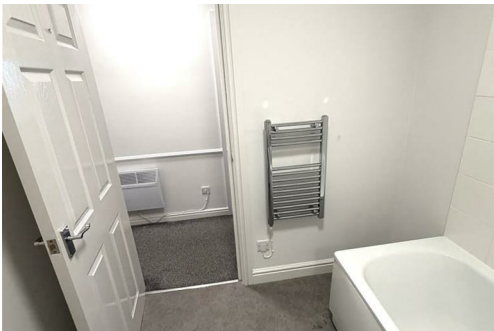
## BATHROOM

6'11 x 6'10 (2.11m x 2.08m)

## EXTERNALLY

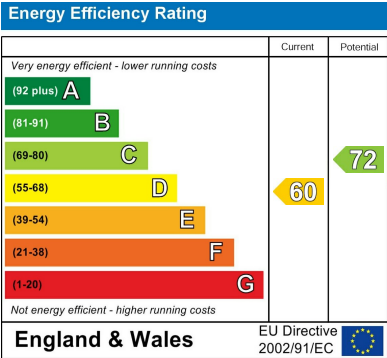
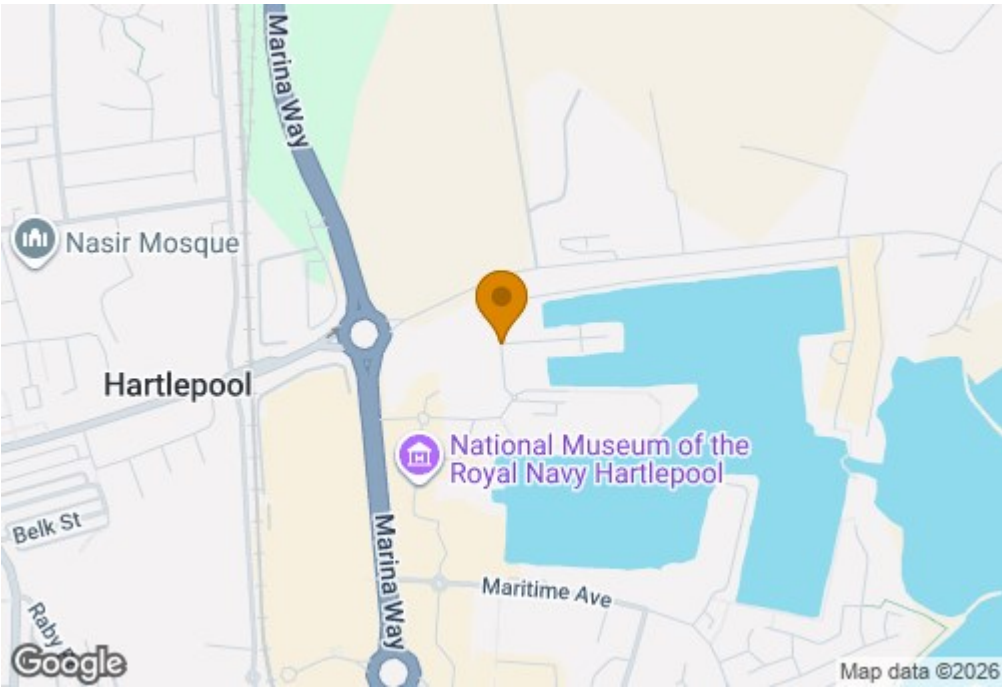
Allocated parking space.







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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.

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