



A rarely available ONE BEDROOM ground floor apartment on Jacques Court in a popular part of The Headland overlooking playing fields to the front. Offered to the market for rent on a furnished basis and available immediately. The accommodation has been upgraded in recent years, features a modern kitchen, neutral decoration, upgraded flooring and further benefits from uPVC double glazed, composite external doors and electric storage heaters. The layout briefly comprises: entrance hall, good size lounge with feature fire surround and electric fire, bedroom with free standing wardrobes, kitchen with modern units, granite worktops and integrated appliances, bathroom with three piece white suite and chrome fittings. Externally is a low maintenance front with artificial turf and an enclosed courtyard style garden to the rear which is paved with gated access. There is ample parking to the rear whilst amenities and the sea front are within an easy stroll.

FURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £15,750pa; Guarantor, if required £18,900pa

BOND £605

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

Jacques Court, Hartlepool, TS24 0UD

1 Bed - Apartment

£525 Per Month

EPC Rating: D

Council Tax Band: A

Tenure:



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Jacques Court, Hartlepool, TS24 0UD

## GROUND FLOOR APARTMENT

### ENTRANCE HALL

Accessed via double glazed composite entrance door, storage cupboard, fitted carpet, access to;

### LOUNGE

14'4 x 10'7 (4.37m x 3.23m)

Attractive feature fire surround with electric fire, uPVC double glazed window to the front aspect with views of the playing fields, fitted carpet, wall mounted storage heater, wall mounted television point.

### KITCHEN

10'3 x 7'8 (3.12m x 2.34m)

Upgraded with a modern range of units to base and wall level with brushed stainless steel handles and complimenting granite work surfaces with matching splashback, inset sink with chrome mixer tap, built in electric oven with four ring hob above and extractor over, brushed stainless steel splashback, integrated fridge/freezer, recess with plumbing for washing machine, storage cupboard, double glazed composite door to the rear courtyard.

### BEDROOM

10'6 x 10'3 (3.20m x 3.12m)

A good size bedroom with free standing wardrobes, uPVC double glazed window, fitted carpet, wall mounted storage heater.

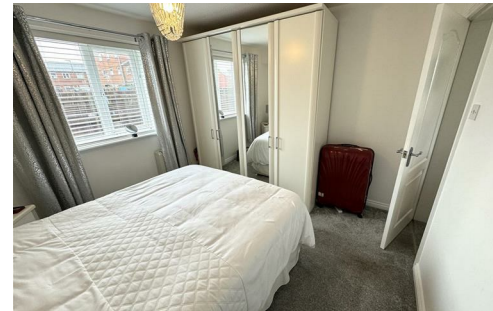
### BATHROOM

7'2 x 5'4 (2.18m x 1.63m)

Fitted with a three piece suite comprising; panelled bath with chrome dual taps, electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback.

### EXTERNALLY

The property features low maintenance artificial turf to the front and an enclosed courtyard style garden to the rear with gated access. There is ample parking to the rear and a pleasant view across the playing fields to the front.



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		64	76
		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, 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