



A spacious and well proportioned TWO BEDROOM THIRD FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features secure telecom entry, uPVC double glazing and electric heaters. The apartment enjoys Marina views and briefly comprises: communal entrance with stairs and lift access to each floor, entrance hall, generous open plan lounge/dining room with beautiful views of the Marina, kitchen with built-in and free standing appliances included, two good size bedrooms, both with mirrored wardrobes, and the bathroom which incorporates a three piece white suite and chrome fittings. Local bars, restaurants, amenities, and transport links are located close by. Contact Smith & Friends today and organise a viewing.

FURNISHED OR UNFURNISHED

REQUIRED EARNINGS: Tenants £20,700pa; Guarantor, if required £24,840pa  
BOND £796

**Navigation Point, Middleton Road, Hartlepool, TS24 0UQ**

**2 Bed - Apartment**

**£690 Per Calendar Month**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



# Navigation Point, Hartlepool, TS24 0UQ

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINING ROOM  
15'3 x 13'2 (4.65m x 4.01m)

KITCHEN  
7'4 x 7'4 (2.24m x 2.24m)

BEDROOM ONE  
12'4 x 11'8 (3.76m x 3.56m)

BEDROOM TWO  
11'4 x 10'9 (3.45m x 3.28m)

BATHROOM  
7'6 x 6'9 (2.29m x 2.06m)



| 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                             | 78      | 81        |
| 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.

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