

A spacious and well proportioned TWO BEDROOM GROUND FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features a modern kitchen and bathroom and further benefits from secure telecom entry, uPVC double glazing and electric heaters. The apartment enjoys a waterfront position and briefly comprises: communal entrance, entrance hall, generous open plan lounge/dining room, 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. INCLUDES ALL FURNITURE, TV LICENCE, BROADBAND & WATER RATES AND £20 ANNUAL GYM MEMBERSHIP. The apartment comes with an allocated parking space. Local bars, restaurants, amenities, and transport links are within an easy stroll of Reef House. Contact Smith & Friends today and organise a viewing.

FURNISHED,

****Limited-Time Offer: Move in before July and receive a 7-day rent credit on your first month's rent. Enquire today to secure this exclusive offer.****

REQUIRED EARNINGS: Tenants £23,850 pa; Guarantor, if required £28,620pa

BOND £915

LANDLORD ACCEPTS FLATFAIR GUARANTOR

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

Harbour Walk, Hartlepool, TS24 0XT

2 Bedroom - Apartment

£795 Per Month

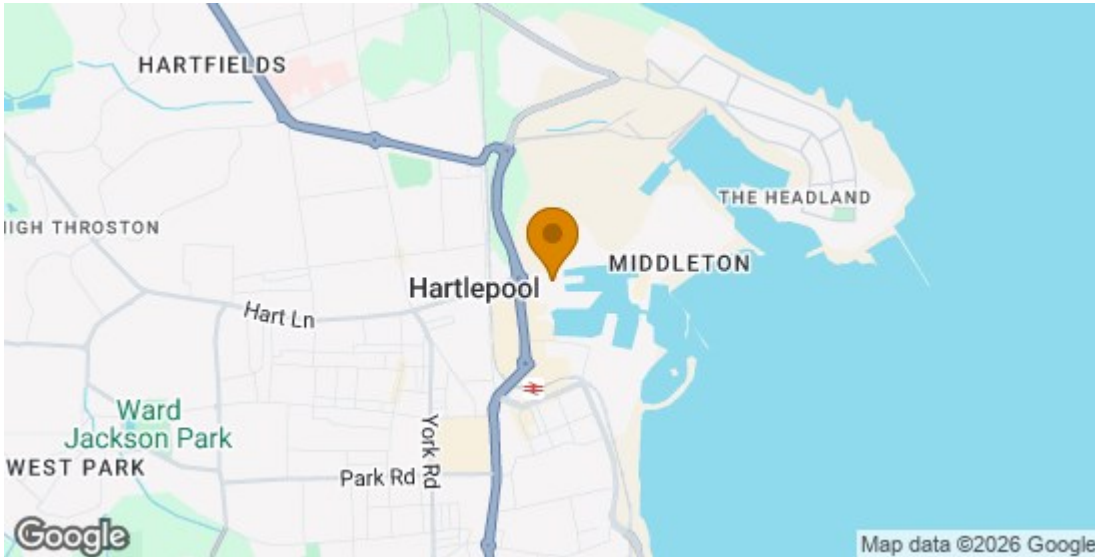
EPC Rating: D

TENURE:

COUNCIL TAX BAND: B



Harbour Walk, Hartlepool, TS24 0XT



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		
		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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