



A modern and well presented one bedroom ground floor apartment located on a convenient part of the Marina. The accommodation features a modern kitchen and bathroom, whilst further benefitting from electric heating and uPVC double glazing. The apartment is offered for rent fully furnished and briefly comprises: communal entrance, open plan lounge/dining room, separate kitchen, bedroom with built-in wardrobe and modern bathroom incorporating a three piece suite and chrome fittings. INCLUDES ALL FURNITURE, TV LICENCE, BROADBAND & WATER RATES. Local bars, restaurants, amenities, and transport links are within an easy stroll of Abdiel House. Contact Smith & Friends today and organise a viewing.

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

**FURNISHED, NO PETS, NO SMOKERS**

**REQUIRED EARNINGS: Tenants £20,250 pa; Guarantor, if required £24,300pa**

**BOND £775**

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

**Abdiel House, Marina, Hartlepool, TS24 0YF**

**1 Bed - Apartment**

**£675 Per Calendar Month**

**EPC Rating: E**

**Council Tax Band: A**



# Abdiel House, Hartlepool, TS24 0YF

## GROUND FLOOR APARTMENT

### COMMUNAL ENTRANCE

### OPEN PLAN LOUNGE/DINING ROOM

19'11 x 16'6 (6.07m x 5.03m)

### KITCHEN

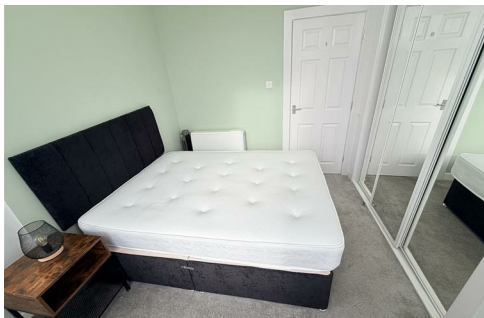
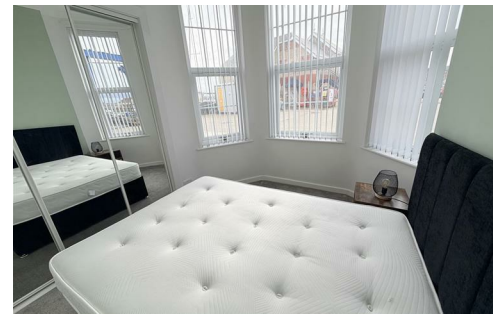
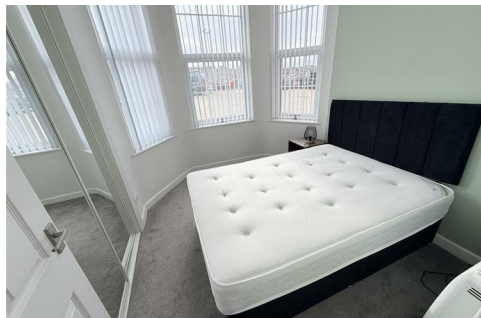
11'10 x 4'7 extending to 5'8 (3.61m x 1.40m extending to 1.73m)

### BEDROOM

10'7 x 8'7 (3.23m x 2.62m)

### BATHROOM

8'3 x 4'8 (2.51m x 1.42m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	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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