



**Sandpiper House, Fleet Avenue, TS24 0WH**  
**2 Bed - Apartment**  
**£695 Per Calendar Month**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure: Leasehold**



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FRIENDS**  
ESTATE AGENTS



## Sandpiper House, Fleet Avenue, TS24 0WH

A modern TWO bedroom top floor apartment located in a popular part of the Marina. The apartment is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation features secure telecom entry, uPVC double glazing throughout and gas central heating. Neutrally decorated throughout and benefitting from an allocated parking space. The full layout comprises: communal entrance with stairs to each floor, entrance hall with two storage cupboards, good size lounge with French doors opening to the balcony, kitchen with integrated appliances, two good size bedrooms with built-in wardrobes and the bathroom which incorporates a four piece suite and chrome fittings. Visitors parking on site.

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

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £20,850pa; Guarantor, if required £25,020pa

BOND £801

### COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs to each floor.

### TOP FLOOR APARTMENT

#### PRIVATE ENTRANCE HALLWAY

Built-in cloaks cupboard, additional storage cupboard, 'laminated' effect vinyl flooring, hatch to loft space, convector radiator, access to:

#### LOUNGE

13'2 x 13' (4.01m x 3.96m)

A good size lounge with uPVC double glazed French doors and matching side screens opening to the balcony, fitted with modern laminate flooring, inset spotlighting to ceiling, television point, convector radiator, archway to:

#### KITCHEN

11' x 7' (3.35m x 2.13m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor hood over, tiling to splashback, integrated fridge and freezer, integrated dishwasher, recess with washing machine included, tiling to splashback, two uPVC double glazed windows, matching laminate flooring, inset spotlighting to ceiling.

#### BEDROOM ONE

12'9 x 11'11 (3.89m x 3.63m)

A good size master bedroom with wall to wall built-in wardrobes, uPVC double glazed window, 'laminated' effect vinyl flooring, convector radiator.

#### BEDROOM TWO

12'10 x 9'4 (3.91m x 2.84m)

Built-in single wardrobe, uPVC double glazed window, modern laminate flooring, convector radiator.

#### BATHROOM/WC

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with dual taps, separate shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls and flooring, extractor fan, inset spotlighting to ceiling, convector radiator.

#### EXTERNALLY


The apartment benefits from a balcony with access via the lounge, allocated parking space and visitors parking on site.

#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 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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