



**\*\*\* BEAUTIFUL SEAFRONT POSITION \*\*\*** An extremely spacious **THREE BEDROOM** apartment spread over two floors with ample living space. Located along the front in a prime area of Seaton Carew and offered to the market for rent on an **UNFURNISHED** basis. The apartment features gas central heating, part sash windows and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: private entrance with stairs leading up to a large landing space with superb sea views and large walk-in storage cupboard, the lounge and first floor bedroom also enjoy sea views from the bay windows. The kitchen/diner is fitted with units to base and wall level with a built-in oven, hob and extractor included. The bathroom incorporates a three piece white suite and completes the first floor, whilst to the second floor are a further two good size bedrooms. The apartment has use of a communal courtyard to the rear allowing useful off street parking. The accommodation has been freshly decorated and is **AVAILABLE IMMEDIATELY**.

**UNFURNISHED/NO SMOKERS**

**REQUIRED EARNINGS:** Tenants £24,750 pa; Guarantor, if required £29,700pa

**BOND £951**

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

**The Front, Hartlepool, TS25 1BS**

**3 Bedroom - Apartment**

**£825 Per Calendar Month**

**EPC Rating: E**

**Tenure:**

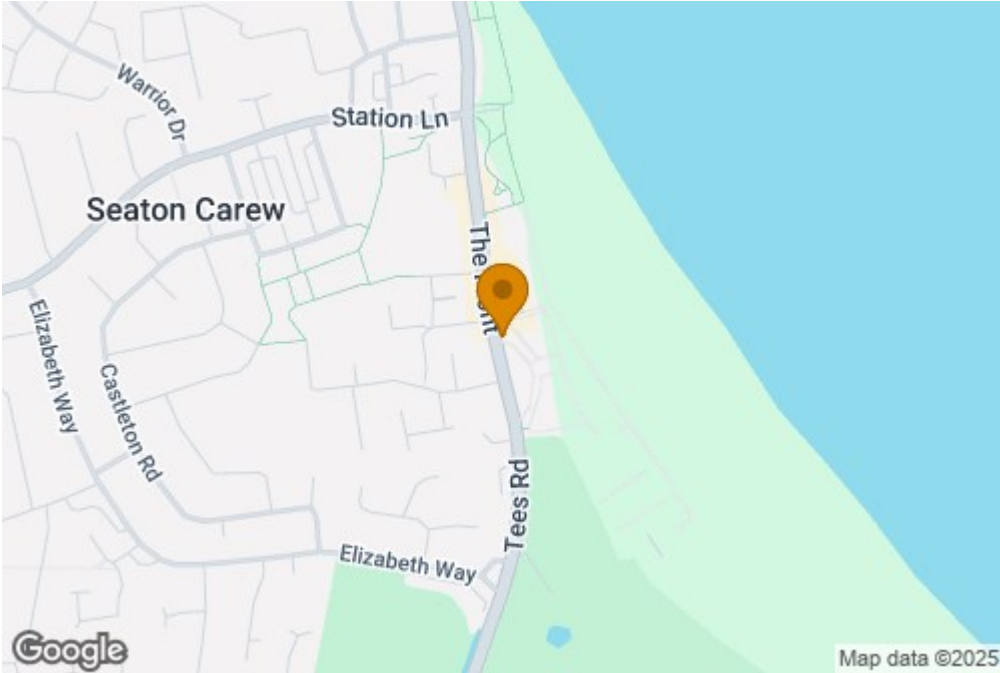
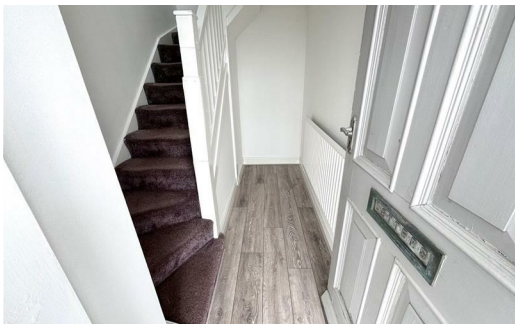
**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



The Front, Hartlepool, TS25 1BS



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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	