



A rarely available one bedroom first floor apartment offered to the market for rent on an UNFURNISHED basis. The apartment is conveniently located above Elizabeth Way shops and within a short walk of Seaton Carew seafront. The apartment benefits from a recently refitted kitchen and offers low maintenance accommodation which briefly comprises: entrance hall through to a comfortable lounge with feature fire surround and gas fire, the kitchen features modern units to base and wall level with a built-in oven and hob included, the hall provides additional access to the bedroom which incorporates mirrored wardrobes and is served by the bathroom which includes a four piece suite.

Externally is a patio area and parking.

UNFURNISHED/NO PETS/NO SMOKERS

REQUIRED EARNINGS - TENANTS: £14,250pa; GUARANTORS: if required £17,100pa

BOND: £548

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

**Elizabeth Way, Hartlepool, TS25 2AX**

**1 Bedroom - Apartment**

**£475 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**

 **SMITH & FRIENDS**  
ESTATE AGENTS



Elizabeth Way, Hartlepool, TS25 2AX



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	63	74
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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