



We are delighted to offer for rent on an unfurnished basis this spacious 2/3 bedroom first floor apartment. It is conveniently located close to local amenities, with Middleton Grange Shopping Centre being within strolling distance. The floor plan briefly comprises: communal entrance with staircase to all floors, private entrance lobby which gives access to the spacious lounge and study/possible third bedroom, outstanding fitted kitchen/breakfast room which has been fitted with 'mink gloss' style units and includes a built-in oven, hob and extractor, inner lobby which leads to two double bedrooms and a modern bathroom/WC which is fitted with a white suite and has a mixer tap with shower attachment. Externally, the apartment has use of a communal car park. - LONG TERM LET AVAILABLE.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £16,500pa; Guarantor, if required £19,800pa
BOND £634

Newhaven Court, Hartlepool, TS24 7HR

2 Bedroom - Flat

£550 Per Month

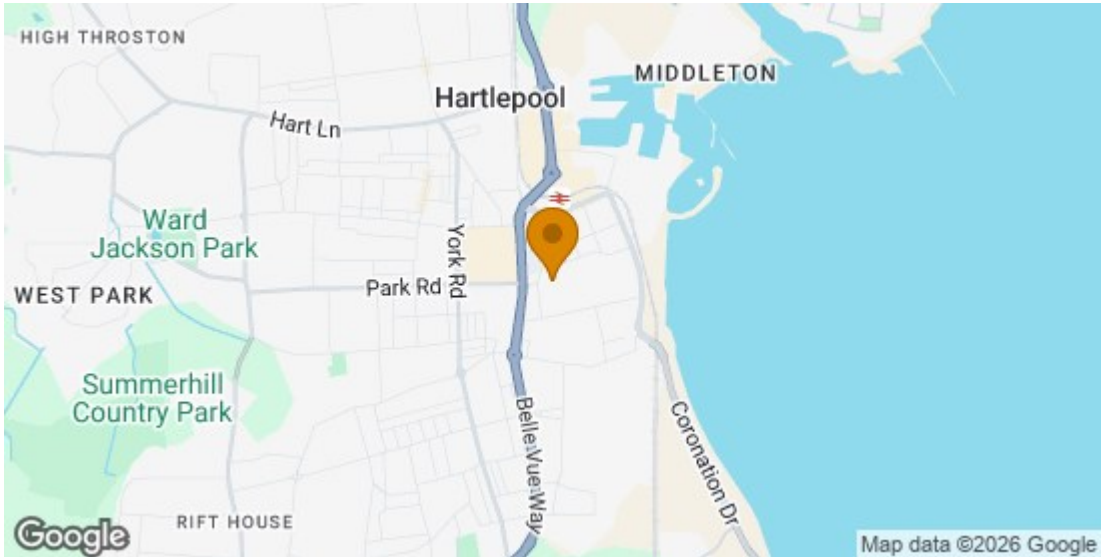
EPC Rating: C

TENURE:

COUNCIL TAX BAND: A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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