



Elizabeth Way, Seaton Carew, TS25 2AX  
2 Bed - Apartment  
£475 Per Calendar Month

Council Tax Band: A  
EPC Rating: D

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



## Elizabeth Way, Seaton Carew, TS25 2AX

A spacious TWO BEDROOM first floor apartment offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The apartment is conveniently located above Elizabeth Way shops and within a short walk of Seaton Carew seafront. The accommodation has been recently redecorated, features new flooring to most rooms and further benefits from gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the space on offer, with a layout that briefly comprises: entrance hall through to a generous lounge/dining room, the kitchen is fitted with units to base and wall level with built-in oven and hob, whilst offering further space for free standing appliances. The hall provides access to both bedrooms which feature built-in wardrobes, they are served by the shower room which incorporates a three piece suite. Externally is a patio area and parking. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED/NO PETS

REQUIRED EARNINGS: Tenants £14,250pa; Guarantor £17,100pa

BOND £548

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

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, newly fitted carpet, hatch to loft space, single radiator.

### GENEROUS LOUNGE/DINING ROOM

21'08 x 13'00 (6.60m x 3.96m )

A generous lounge which incorporates four uPVC double glazed windows, feature fire surround with 'marble' style back and base, newly fitted carpet, double radiator.

### KITCHEN

12'10 x 7'03 (3.91m x 2.21m )

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above, tiling to splashback, space for free standing washing machine, uPVC double glazed window.

### BEDROOM ONE

13'04 x 9'07 (4.06m x 2.92m)

uPVC double glazed window, built-in double wardrobe, newly fitted carpet, single radiator.

### BEDROOM TWO

9'09 x 8'10 (2.97m x 2.69m)

Built-in mirrored wardrobes, two built-in double wardrobes, newly fitted carpet, uPVC double glazed window, single radiator.

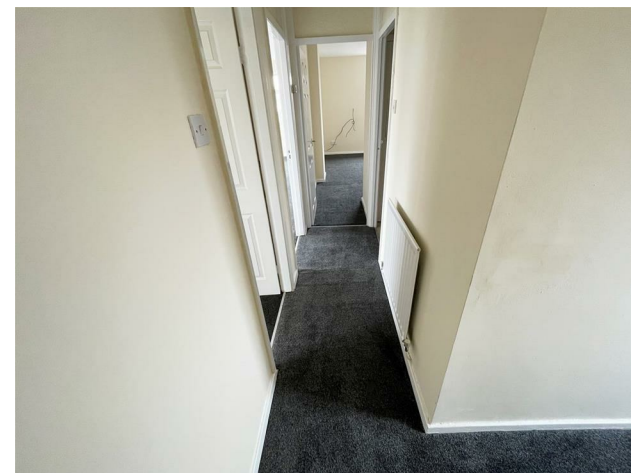
### SHOWER ROOM/WC

7'11 6'06 (2.41m 1.98m)

Walk-in shower area with electric shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with tiled back and vanity area above, additional tiling to splashback, non-slip flooring, built-in storage cupboard.

### OUTSIDE

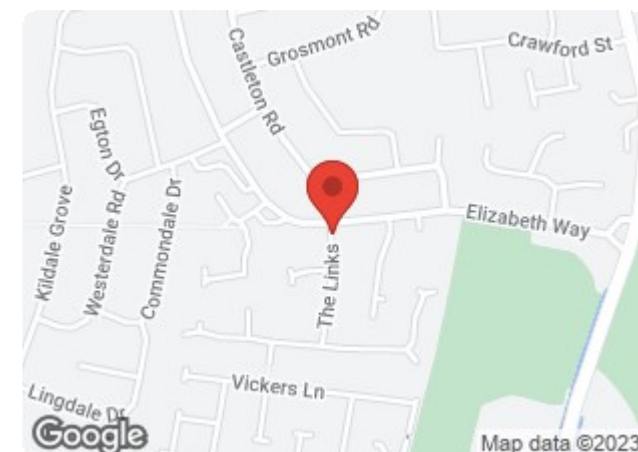
The property features a patio area and parking.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	64	68
	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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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