

A modern and well presented one bedroom first floor apartment offering pleasant Marina views. The accommodation features a modern kitchen and shower room whilst further benefiting from electric heating and uPVC double glazing. The apartment is offered for rent fully furnished and briefly comprises; communal entrance, private entrance, open plan lounge/dining room, separate kitchen, generous bedroom with built in wardrobe and modern shower room incorporating a three piece suite and chrome fittings. **INCLUDES ALL FURNITURE, TV LICENCE, BROADBAND & WATER RATES.** Local bars, restaurants, amenities, and transport links are within an easy stroll of Abdiel House. Contact Smith & Friends today and organise a viewing.

****Limited-Time Offer:** Move in before the end of April and receive a 7-day rent credit on your first month's rent. Enquire today to secure this exclusive offer.**

UNFURNISHED, NO PETS, NO SMOKERS

REQUIRED EARNINGS: Tenants £20,250 pa; Guarantor, if required £24,300pa

BOND £775

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

Middleton Road, Hartlepool, TS24 0YF

1 Bedroom - Apartment

£675

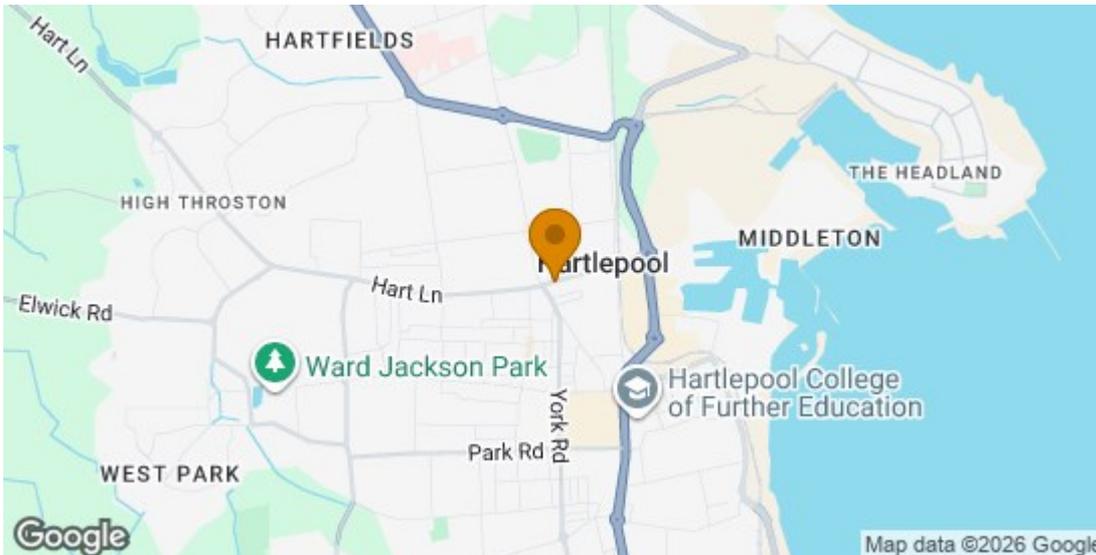
EPC Rating:

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		
(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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