



A spacious and well proportioned TWO BEDROOM GROUND FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features a modern kitchen and bathroom and further benefits from secure telecom entry, uPVC double glazing and electric heaters. The apartment enjoys a waterfront position and briefly comprises: communal entrance, entrance hall, generous open plan lounge/dining room with beautiful views of the Marina, kitchen with built-in and free standing appliances included, two good size bedrooms, both with mirrored wardrobes, and the bathroom which incorporates a three piece white suite and chrome fittings. The apartment comes with an allocated parking space. Local bars, restaurants, amenities, and transport links are within an easy stroll of Clovehitch House. Contact Smith & Friends today and organise a viewing.

UNFURNISHED /NO SMOKERS/NO PETS

REQUIRED EARNINGS: £20,100pa; Guarantor, if required £24,120pa  
BOND £770

**Clovehitch House, Harbour Walk, Hartlepool, TS24 0UY**  
**2 Bed - Apartment**  
**£670 Per Calendar Month**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Clovehitch House, Hartlepool, TS24 0UY

## ENTRANCE HALL

Accessed via secure entrance door with spyhole, dado rail, coving to ceiling, telecom entry phone, access to:

## LOUNGE 23'7 x 12'2 narrowing to 8'9 (7.19m x 3.71m narrowing to 2.67m)

uPVC double glazed French door with matching side screen opening to pleasant views of the Marina, uPVC double glazed window, built-in storage cupboard with hot water tank and dryer, two additional storage cupboards, dado rail, coving to ceiling, two wall mounted electric radiators.

## KITCHEN 7'7 x 7'3 (2.31m x 2.21m)

Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces incorporating an inset stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring hob above, free standing fridge/freezer and washing machine included, uPVC double glazed window, coving to ceiling, extractor fan.

## BEDROOM 1 10'5 x 8'6 (3.18m x 2.59m)

uPVC double glazed window offering attractive Marina views, mirror fronted sliding wardrobes, dado rail, coving to ceiling, wall mounted electric radiator.

## BEDROOM 2 10'5 x 8'6 (3.18m x 2.59m)

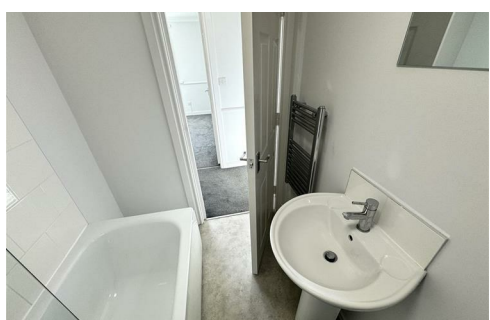
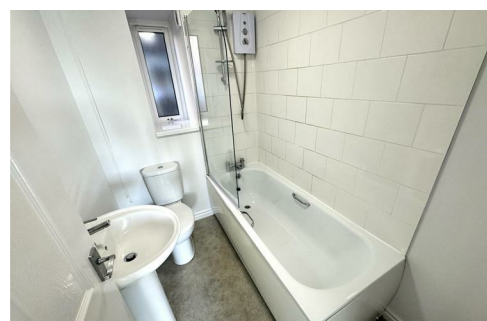
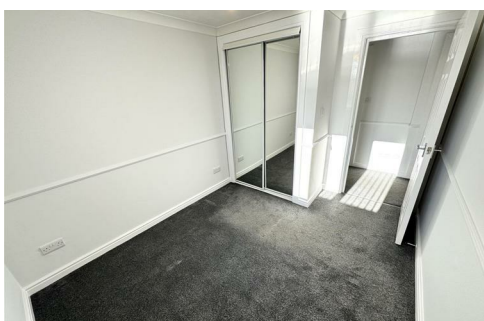
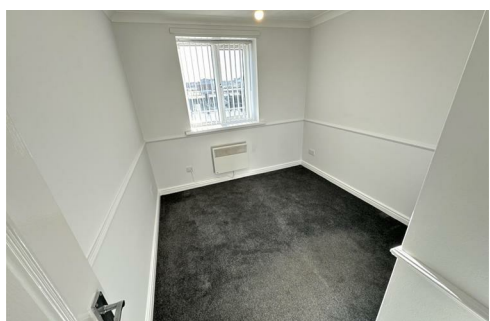
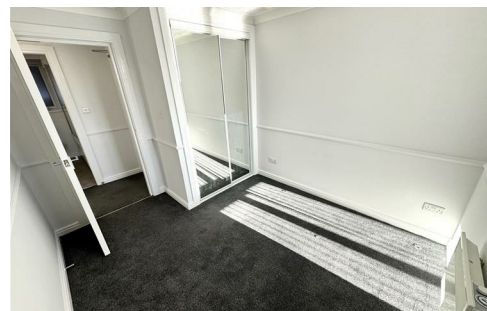
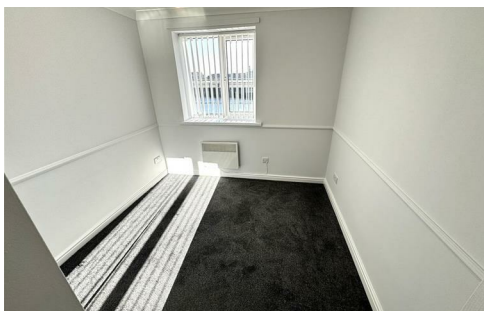
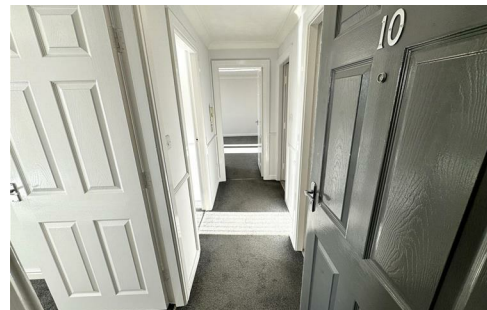
uPVC double glazed window offering attractive Marina views, mirror fronted sliding wardrobes, dado rail, coving to ceiling, wall mounted electric radiator.

## BATHROOM/WC 6'8 x 5'10 (2.03m x 1.78m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and electric shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, uPVC double glazed window, coving to ceiling, extractor fan, chrome heated towel radiator.

## OUTSIDE

The apartment comes with an allocated parking space.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents 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	70	79
EU Directive 2002/91/EC		

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS