



Sandpiper House, Marina, TS24 0WH
2 Bed - Apartment
£650 PCM

Council Tax Band: C
EPC Rating: C

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Sandpiper House, Marina, TS24 0WH

**** Available Now**** A modern and spacious two bedroom ground floor apartment which has been recently redecorated and features new flooring throughout. The apartment is offered to the market for rent on an UNFURNISHED basis. The accommodation benefits from a modern kitchen and bathroom, it's own private entrance, meaning no need for communal access, gas central heating, uPVC double glazing and allocated parking. The layout briefly comprises: private entrance hall with three useful storage cupboards, spacious lounge with uPVC double glazed French doors leading out onto a pleasant patio area, separate modern fitted kitchen with integrated appliances, two double bedrooms, with the master benefitting from built-in wardrobes, and a bathroom/WC fitted with a four piece suite which has a bath and separate shower cubicle. Externally is a paved patio and the apartment has an allocated car parking space with visitors parking close by. It is situated in the highly regarded Marina area of Hartlepool which offers excellent shopping and leisure facilities.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa

BOND £750

(in association with Smith & Friends).

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

PRIVATE ENTRANCE HALL

Private entrance door, three built-in storage cupboards one housing a wall mounted gas combination boiler, newly fitted carpet, convector radiator.

SPACIOUS LOUNGE

13'3 x 12'11 (3.96m'0.91m x 3.66m'3.35m)

uPVC double glazed French door leading to a paved patio area, newly fitted carpet, television point, convector radiator, access to:

SEPARATE KITCHEN

11'8 x 7'0 (3.35m'2.44m x 2.13m)

Fitted with a range of cream 'shaker' style base, wall and drawer units with complementing working surfaces incorporating inset single drainer sink unit with mixer tap, built-in four ring gas hob, with canopy housing illuminated extractor fan above, built in electric oven and microwave oven, tiling to splashback, integrated slimline dishwasher and free standing washing machine, fridge freezer, newly fitted vinyl flooring, uPVC double glazed window, spotlights to ceiling, convector radiator.

BEDROOM 1

11'8 x 11'10 plus robe depth (3.35m'2.44m x 3.35m'3.05m plus robe depth)

Fitted wardrobes to one wall, uPVC double glazed window, newly fitted carpet, convector radiator.

BEDROOM 2

11'11 x 8'10 (3.35m'3.35m x 2.44m'3.05m)

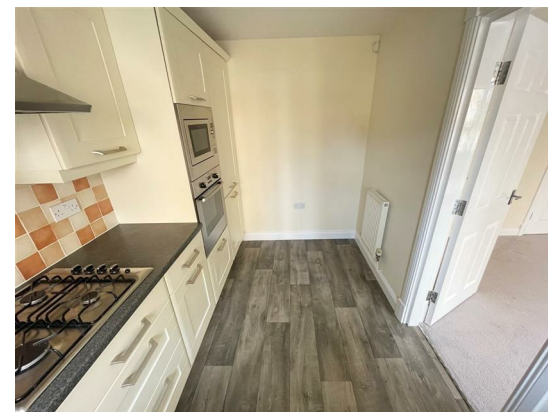
uPVC double glazed window, newly fitted carpet, convector radiator.

TILED BATHROOM/WC

Fitted with a four piece suite comprising: panelled bath with chrome dual taps, separate shower cubicle with mains fed shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, fitted extractor fan, spotlighting to ceiling, 'laminated' effect vinyl flooring, uPVC double glazed window, convector radiator.

OUTSIDE

The apartment has a paved patio area and has an allocated car parking space.







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



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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