



A conveniently located one bedroom SECOND FLOOR Marina apartment on Navigation Point. The property is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation should prove economical to manage having uPVC double glazing and electric storage heaters. The apartments at Navigation Point are accessed via secure telecom entry, with communal entrance and stairs to each floor. The internal layout comprises entrance hall with two storage cupboards, lounge with Marina views and 'Juliet' style balcony, separate kitchen with built-in and free-standing appliances included, bedroom with mirrored wardrobes and a good size bathroom incorporating a three piece suite. Neutrally decorated throughout. Allocated Parking Space. Local bars, restaurants and amenities are on the doorstep. Call Smith & Friends today and organise a viewing.

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: £16,350pa; Guarantor, if required £19,620pa  
BOND £620

**Navigation Point, Middleton Road, Hartlepool, TS24 0UG**

**1 Bed - Apartment**

**£545 Per Calendar Month**

**EPC Rating: B**

**Council Tax Band: A**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Navigation Point, Hartlepool, TS24 0UG

## ENTRANCE HALL

Accessed via secure entrance door with spyhole, storage cupboard with free standing dryer, additional cupboard with hot water tank, coving to ceiling, telecom entry phone.

## LOUNGE

10'7 x 9'7 (3.23m x 2.92m)

uPVC double glazed French door with 'Juliet' style balcony with Marina views, dado rail, coving to ceiling, wall mounted electric storage heater, access to kitchen.

## KITCHEN

7'11 x 7'10 (2.41m x 2.39m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring electric hob, microwave, fridge with freezer drawer and free standing washing machine included, tiling to splashback, coving to ceiling, extractor fan.

## BEDROOM

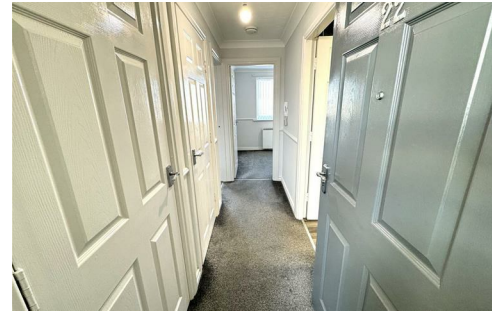
9'8 x 9'5 (2.95m x 2.87m)

Mirrored wardrobes, uPVC double glazed window offering Marina views, dado rail, coving to ceiling, wall mounted electric storage heater.

## BATHROOM/WC

6'4 x 5'6 (1.93m x 1.68m)

Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, heated towel radiator, coving to ceiling, extractor fan.



| 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                             | 83      | 84        |
| 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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

