



Park Tower, Hartlepool, TS24 7PT
1 Bed - Flat
£400 PCM

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Park Tower, Hartlepool, TS24 7PT

**** AVAILABLE IMMEDIATELY **** A modern one bedroom, self contained first floor apartment which is offered for rent on an UNFURNISHED basis. It is conveniently located, with Middleton Grange Shopping Centre being within strolling distance, with other local amenities including the college close by. The apartment is warmed by electric storage heaters and is double glazed. The floor plan briefly comprises: communal entrance via telecom entry system with lift and staircase to all floors. It has a generous open plan lounge/kitchen, the kitchen area being fitted with base and wall units and includes a built-in electric oven, electric hob and extractor, as well as an integrated 'larder' style fridge with freezer below and free standing washing machine. From the lounge area is a bedroom with a built-in wardrobe and a modern bathroom/WC which is fitted with a white suite. The apartments in Park Tower come with an allocated parking space.

LONG TERM LET AVAILABLE. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £12,000pa; Guarantor, if required £14,400pa

BOND £400

GROUND FLOOR

COMMUNAL ENTRANCE

Via telecom entry system, staircase and lift to all floors.

ENTRANCE

Direct access into the open plan lounge/kitchen.

FIRST FLOOR APARTMENT

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

23'08 x 9'11 (7.21m x 3.02m)

'Oak' style laminate flooring, two large double glazed windows, wall mounted electric heater, built-in cupboard housing hot water cylinder with electric immersion heater.

KITCHEN AREA

8'02 x 5'09 (2.49m x 1.75m)

Fitted with a range of 'beech shaker' style units to base and wall level with brushed stainless steel rod handles and 'marble' effect working surfaces in an 'L' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, four ring ceramic hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge with freezer below, free standing washing machine, tiling to splashback, tiling to floor.

BEDROOM

12'7 x 8'11 overall (3.84m x 2.72m overall)

Built-in wardrobe, wall mounted electric heater, double glazed window, newly fitted carpet.

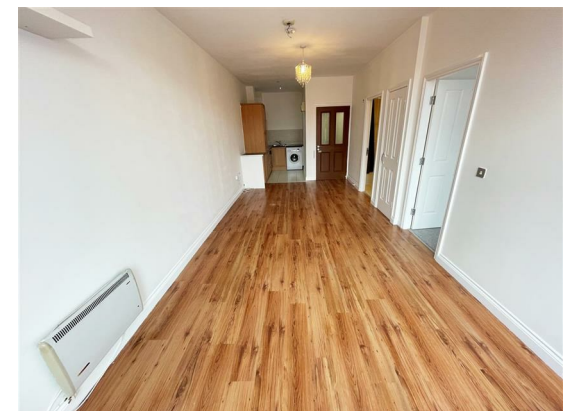
MODERN BATHROOM/WC

7'10 x 6'05 (2.39m x 1.96m)

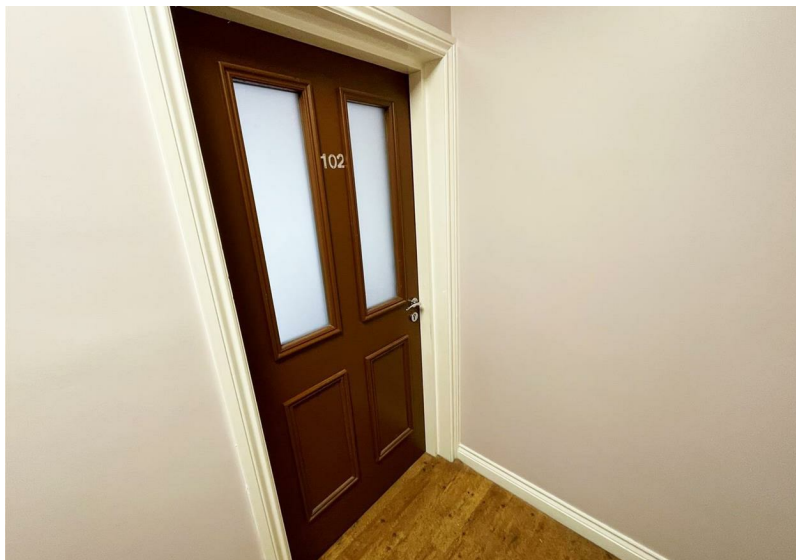
Fitted with a three-piece white suite comprising panelled bath with mixer tap and shower attachment, inset wash hand basin, close coupled WC, tiling to walls, tiling to floor, white heated towel radiator, wall mounted electric fan heater, extractor fan.

NB

We understand that the apartment 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	69	80
(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. 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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