



A unique fully furnished studio style apartment with contemporary open plan living which features a modern kitchen and shower room. The apartment has a private communal entrance, features uPVC double glazing and electric heating. The layout comprises; open plan lounge, dining area and kitchen which includes a built in oven, hob and extractor whilst leading to a generous bedroom area and separate shower room which incorporates a three piece suite and chrome fittings. The apartment comes with an allocated parking space and **INCLUDES ELECTRICITY, WATER RATES, TV LICENCE & BROADBAND**. Local bars, restaurants, amenities, and transport links are within an easy stroll of Bowline House. Contact Smith & Friends today and organise a viewing.

**FURNISHED, NO SMOKERS**

**REQUIRED EARNINGS:** Tenants £23,850pa; Guarantor, if required £28,620pa  
**BOND £920**

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

**Bowline House, Hartlepool, TS24 0UY**

**1 Bedroom - Apartment**

**£795 Per Month**

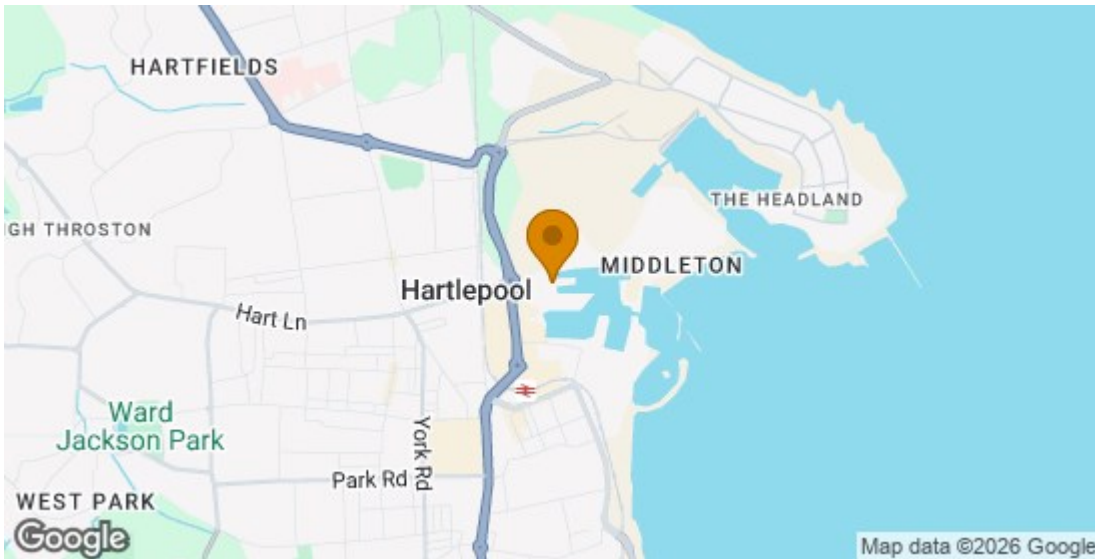
**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND:**



# Bowline House, Hartlepool, TS24 0UY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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