



A spacious and well proportioned TWO BEDROOM THIRD FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features secure telecom entry, uPVC double glazing and electric heaters. The layout briefly comprises: communal entrance with stairs and lift access to each floor, porch, entrance hall, generous open plan lounge/dining room with 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. Includes Water Rates & £20 annual Gym Membership. Local bars, restaurants, amenities, and transport links are located close by. Contact Smith & Friends today and organise a viewing.

**\*\*Limited-Time Offer: Move in before July and receive a 7-day rent credit on your first month's rent. Enquire today to secure this exclusive offer.\*\***  
**UNFURNISHED, NO SMOKERS**

**REQUIRED EARNINGS: Tenants £20,700 pa; Guarantor, if required £24,840pa  
 BOND £796**

**LANDLORD ACCEPTS FLATFAIR GUARANTOR**

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

**Middleton Road, Hartlepool, TS24 0UQ**

**2 Bedroom - Flat**

**£690**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: A**



# Middleton Road, Hartlepool, TS24 0UQ



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>	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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

