



**\*\* AVAILABLE IMMEDIATELY \*\* LONG TERM LET AVAILABLE \*\*** A recently improved two bedroom ground floor apartment which is offered for rent on an UNFURNISHED basis. Bakers Mead is a modern development which can be found off Powlett Road on the northern outskirts of Hartlepool. It is warmed by electric heating and has uPVC double glazing. The floor plan briefly comprises: communal entrance via telecom entry system, 'L' shaped lounge/dining room having French doors leading to a communal area, fitted kitchen which has white 'shaker' style units and has a free standing electric cooker, two double bedrooms and a modern bathroom/WC which is fitted with a white suite. Externally is an allocated car parking space and use of communal gardens.

**UNFURNISHED/NO SMOKERS OR PETS**

**REQUIRED EARNINGS:** Tenants £14,250pa; Guarantor, if required £17,100pa  
**BOND £475**

**Gatesgarth Close, Bakers Mead, TS24 8RB**  
**2 Bed - Apartment**  
**£475 Per Calendar Month**

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**COMMUNAL ENTRANCE HALL**

Via telecom entry system.

**GROUND FLOOR APARTMENT**

**PRIVATE ENTRANCE HALL**

Entrance door, two built-in storage cupboards, one housing a hot water cylinder with immersion heater.

**'L' SHAPED LOUNGE/DINING ROOM**

13'9 x 9'4 plus 6'3 x 8'5 overall (4.19m x 2.84m plus 1.91m x 2.57m overall)

**FITTED KITCHEN**

7'2 x 8'1 overall (2.18m x 2.46m overall)

Fitted with an excellent range of white 'shaker' style base, wall and drawer units with complementing working surfaces incorporating inset white single drainer sink unit with mixer tap, free standing electric cooker.

**BEDROOM 1**

9'10 x 9'11 overall (3.00m x 3.02m overall)

**BEDROOM 2**

9'10 x 6'5 overall (3.00m x 1.96m overall)

**MODERN BATHROOM/WC**

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, modern PVC panelling to splashback.

**OUTSIDE**

The property has an allocated car parking space and use of communal gardens.



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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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		75		57	
		62		41	