



A modern apartment located in a popular part of The Marina. The accommodation features well presented and well proportioned rooms, gas central heating and uPVC double glazing. Sandpiper House is accessed via a secure telecom entry system, comes with an allocated parking space and visitor parking close by. The apartment is offered unfurnished and available immediately. Hartlepool Marina offers easy access to amenities, shops, bars, and restaurants whilst being within a short stroll of Hartlepool train station, ideal for those working out of the area. The full layout comprises; communal entrance, private hallway, open plan lounge/dining room with balcony, separate kitchen with integrated appliances, double bedroom with fitted wardrobes, and a good size bathroom, featuring a three piece suite and two storage cupboards. **VIEWING RECOMMENDED.**

**UNFURNISHED/NO SMOKERS**

**REQUIRED EARNINGS:** Tenants £18,000pa; Guarantor, if required £21,600pa

**BOND £692**

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

**Sandpiper House, Hartlepool, TS24 0WH**

**1 Bed - Apartment**

**£600 Per Month**

**EPC Rating: B**

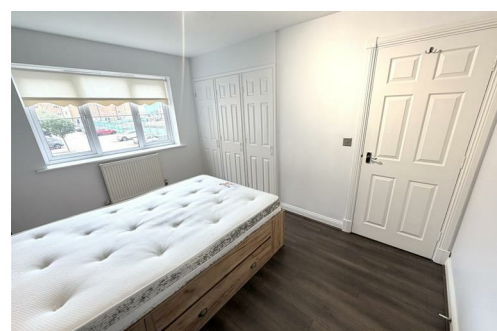
**Council Tax Band:**

**Tenure:**



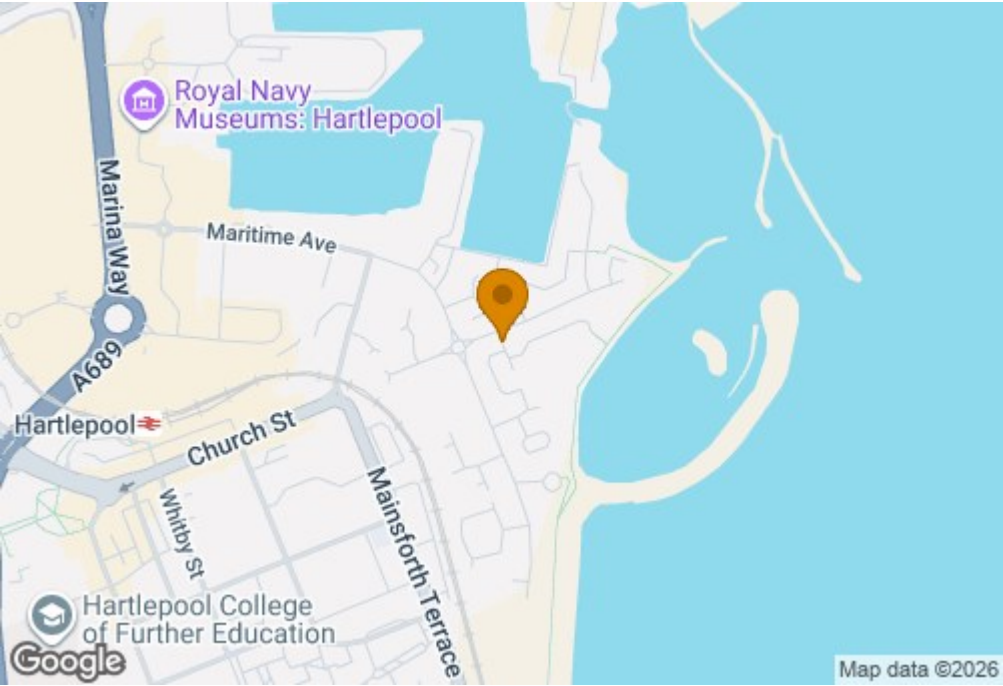
**SMITH &  
FRIENDS**  
ESTATE AGENTS

Sandpiper House, Hartlepool, TS24 0WH




[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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 incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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