



**** Available mid-March **** A modern and spacious two bedroom third floor apartment situated on the popular Hartlepool Marina, offered for rent on an unfurnished basis. Features incl gas central heating, uPVC double glazing and secure intercom entry system. Briefly comprising: hall with useful storage cupboards, lounge with uPVC double glazed French doors leading out onto a pleasant balcony with attractive views, modern fitted kitchen with integrated appliances including fridge and freezer, automatic washing machine, dishwasher, built-in oven, four ring gas hob and 'chimney' style extractor over. There are two spacious bedrooms, with the master benefitting from two double wardrobes, and a bathroom/WC fitted with a four piece white suite. The apartment has views toward the Yacht Club and the sea beyond and also comes with an allocated car parking space. Early viewing comes highly recommended to avoid disappointment.

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £14,850pa; Guarantor, if required £17,820pa

BOND £495

Chart House, Marina, TS24 0WB
2 Bed - Apartment
£495 Per Calendar Month

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Reception
13'3"x13'1" (4.04x3.99)

Kitchen
11'10"x7'6" (3.61x2.29)

Bedroom 1
12'11"x11'9" (3.94x3.58)

Bedroom 2
11'9"x8'11" (3.58x2.72)



106 York Road, Hartlepool, TS26 9DE
T: 01429 891100
E: info@robinsonshartlepool.co.uk

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 75 | 78 | 76 | 80 |

Not energy efficient - higher running costs. EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions. EU Directive 2002/91/EC

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.