



A modern and spacious two bedroom third floor apartment situated on the popular Hartlepool Marina, offered for rent on an unfurnished basis and featuring gas central heating, uPVC double glazing and secure intercom entry system. The apartment offers accommodation that briefly comprising: communal entrance 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, dishwasher, built-in oven, four ring gas hob and 'chimney' style extractor over, plus an integrated dishwasher. 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 £15,000pa; Guarantor, if required £18,000pa

BOND £500

Chart House, Hartlepool, TS24 0WB
2 Bed - House - Semi-Detached
£500 PCM

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COMMUNAL ENTRANCE

Accessed via secure telecom entry, stairs to each floor.

THIRD FLOOR

ENTRANCE HALL

Accessed via secure entrance door, uPVC double glazed side window, storage cupboard with gas central heating boiler, cloaks cupboard, hatch to loft space, convector radiator.

OPEN PLAN LOUNGE / KITCHEN
20'07 x 13'03 (6.27m x 4.04m)

LOUNGE AREA

uPVC double glazed French doors open to the balcony area, fitted carpet, television point, convector radiator.

KITCHEN AREA

Fitted with a range of units to base and wall level with contrasting work surfaces in an L shaped layout, incorporating an inset single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring gas hob above and extractor hood over, tiled splashback, integrated fridge/freezer, integrated dishwasher, recess with plumbing for washing machine, uPVC double glazed window.

BEDROOM ONE

11'09 x 11'02 (3.58m x 3.40m)

A good sized master bedroom with fitted wardrobes, uPVC double glazed window, fitted carpet, convector radiator.

BEDROOM TWO

10'03 x 8'11 (3.12m x 2.72m)

uPVC double glazed window, fitted carpet, convector radiator.

BATHROOM

8'05 x 6'03 (2.57m x 1.91m)

Fitted with a four piece suite comprising: panelled bath, separate shower, pedestal wash hand basin, low level WC, tiled splashback, uPVC double glazed window, extractor fan, inset spot lighting to ceiling.

OUTSIDE

The property features a balcony with access via the lounge and comes with an allocated parking space.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	78
EU Directive 2002/91/EC			

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