



**** PRESENTED TO SHOW HOME STANDARDS ** AVAILABLE MID JULY **** We are delighted to offer for rent on a FURNISHED basis this extensively modernised one bedroom second floor apartment. It could be offered on a furnished basis, subject to a renegotiation of rent.

The apartment should be economical to manage having gas fired central heating via a combination boiler and is uPVC double glazed. The kitchen and shower room have been refitted with quality fittings which were supplied by H S Interior. The floor plan briefly comprises: communal entrance via telecom entry system, staircase to all floors, private entrance hall with 'cast iron' style radiator, open plan lounge/kitchen/breakfast area, the lounge having French doors leading to a balcony, the kitchen and breakfast area having beautiful white 'gloss' style units and has all integrated Neff appliances comprising of a built-in induction hob, combination oven/microwave, integrated fridge with freezer below and integrated washer/dryer. The bedroom has built-in wardrobes with a window having an impressive view towards the sea. The outstanding shower room/WC has a white suite with a double walk-in shower cubicle with expensive tiling to walls. Externally is an allocated car parking space. This apartment can only be fully appreciated upon internal inspection.

LONG TERM LET AVAILABLE.

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNINGS: Tenants £15,750pa; Guarantor, if required £18,900pa

BOND £525

Sandpiper House, Hartlepool, TS24 0WH
1 Bed - Apartment
£525 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Entrance door via telecom entry system with staircase to all floors.

SECOND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Entrance door, modern laminate flooring, 'cast iron' style radiator.

OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

10'10 x 20'10 overall (3.30m x 6.35m overall)

The kitchen area has been refitted with expensive high 'gloss' style base and wall units with soft closing doors, grey granite working surfaces with matching splashback incorporating under mounted Franke stainless steel sink unit, centre island with Neff four ring induction hob, canopy housing illuminated extract fan above, Neff stainless steel combination oven/microwave below, breakfast bar area, integrated Neff fridge with freezer below, integrated Neff washer/dryer, tall panelled radiator, under lighting to wall units, pelmet above with spotlights, uPVC double glazed window, laminate flooring, single inset spotlights to ceiling in kitchen area, uPVC double glazed French doors leading to a BALCONY having artificial turf and views towards the Yacht Club.

BEDROOM

12'6 x 9'1 overall (3.81m x 2.77m overall)

uPVC double glazed window having a view towards the sea with bespoke white wooden shutters, built-in triple wardrobe, convector radiator, modern laminate flooring.

REFITTED SHOWER ROOM/WC

Fitted with a three piece quality white suite comprising: double walk-in shower cubicle with glass screen, chrome mains shower fitting, 'vanity' style sink unit with mixer tap and drawer below, 'floating' concealed WC, expensive tiling to walls, tiling to floor, built-in storage cupboard housing wall mounted Worcester gas fired combination boiler, modern towel radiator, single inset spotlights to ceiling, extractor fan.

OUTSIDE

The property has use of an allocated car 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			
102-154 kWh/m ² /year	A		
81-101 kWh/m ² /year	B		
65-80 kWh/m ² /year	C		
50-64 kWh/m ² /year	D		
35-49 kWh/m ² /year	E		
20-34 kWh/m ² /year	F		
5-19 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		74	81
		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.