



A modern two bedroom first floor apartment located in a popular part of the Marina close to amenities. The apartment is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY WITH FIRST MONTHS RENT HALF PRICE with gas central heating, uPVC double glazing and secure telecom entry system. The internal layout comprises: communal entrance, private entrance hall, open plan lounge/kitchen, with the lounge area incorporating French doors to the balcony. The kitchen area is fitted with modern units to base and wall level and includes a range of integrated appliances. The hall provides further access to both bedrooms and the bathroom which incorporates a four piece suite. The apartment comes with allocated parking and visitors parking close by AND FIRST MONTHS RENT HALF PRICE.

UNFURNISHED/PROFESSIONALS ONLY

REQUIRED EARNINGS: Tenants £14,250pa; Guarantor, if required £17,100pa
BOND £400

Breakwater House, Fleet Avenue, TS24 0WE
2 Bed - Apartment
£475 Per Calendar Month

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GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs to each floor.

FIRST FLOOR APARTMENT

ENTRANCE HALL

Secure entrance door, fitted carpet, convector radiator.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

13'4" x 13' (4.06m x 3.96m)

uPVC double glazed French doors to the balcony, fitted carpet, television point, two convector radiators.

KITCHEN

8'9" x 8'5" (2.67m x 2.57m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above, three speed extractor hood over, integrated fridge and freezer, integrated washing machine, integrated dishwasher, integrated microwave oven, tiling to splashback, laminate flooring, inset spotlighting to ceiling.

BEDROOM 1

11'5" x 8'9" (3.48m x 2.67m)

Two built-in single wardrobes, fitted carpet, uPVC double glazed window, convector radiator.

BEDROOM 2

12'1" x 9' (3.68m x 2.74m)

uPVC double glazed window, fitted carpet, Baxi Duo Tec gas central heating boiler, convector radiator.

BATHROOM/WC

8'9" x 8'5" (2.67m x 2.57m)

Fitted with a four piece suite and chrome fittings comprising: panelled bath with chrome dual taps, corner shower cubicle with chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback, 'laminate' effect vinyl flooring, fitted extractor fan, inset spotlighting to ceiling.

OUTSIDE

Externally the property features a pleasant balcony and allocated parking, with visitors parking close by.



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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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) 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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		