



**\*\* AVAILABLE EARLY DECEMBER\*\* - \*\*LONG TERM LET AVAILABLE \*\*** An ultra modern two bedroom first floor apartment which is offered for rent on an UNFURNISHED basis. This good sized apartment is warmed by gas central heating and has uPVC double glazing. The floor plan briefly comprises: communal entrance via telecom entry system with staircase to all floors, private entrance hall with built-in airing cupboard, open plan lounge/diner/kitchen, the lounge area having French doors leading to a 'Juliet' style balcony, with the kitchen area being well fitted with cream units and includes a built-in oven, hob and extractor. Both bedrooms can be found from the entrance hall, with the master bedroom having an en suite shower room/WC, and to complete the apartment is a bathroom/WC which has a white suite. Externally, the apartment has an allocated car parking space plus visitor bays. Properties in Bishop Cuthbert have proved of late to be very sought after, so early viewing comes strongly recommended to avoid disappointment.

UNFURNISHED/NO SMOKERS OR PETS

REQUIRED EARNING: Tenants £15,000pa; Guarantor, if required £18,000pa  
BOND £500

**Cherry Tree Apartments, Evergreen Close,  
Bishop Cuthbert, TS26 0ZD  
2 Bed - Apartment - Purpose Built  
£500 Per Calendar Month**

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**GROUND FLOOR**

**COMMUNAL ENTRANCE**

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

**FIRST FLOOR APARTMENT**

**PRIVATE ENTRANCE HALL**

Entrance door, built-in airing cupboard housing hot water cylinder.

**OPEN PLAN LOUNGE/DINER/KITCHEN**

**LOUNGE/DINING AREA**

**10'10 x 15'11 overall (3.30m x 4.85m overall)**

uPVC double glazed French doors leading to a 'Juliet' style balcony.

**KITCHEN AREA**

**8'4 x 9'11 overall (2.54m x 3.02m overall)**

Well fitted with cream base, wall and drawer units with chrome rod handles, black 'marble' effect working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, canopy housing illuminated recirculating fan above, space with plumbing for automatic washing machine, wall mounted Logic gas central heating boiler.

**BEDROOM 1**

**8'4 x 12'2 overall (2.54m x 3.71m overall)**

**EN SUITE SHOWER ROOM/WC**

Fitted with a three piece white suite comprising: double shower cubicle with electric shower fitting over, pedestal wash hand basin, close coupled WC, tiling to splashback.

**BEDROOM 2**

**7'8 x 8' overall (2.34m x 2.44m overall)**

**BATHROOM/WC**

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, tiling to splashback.

**OUTSIDE**

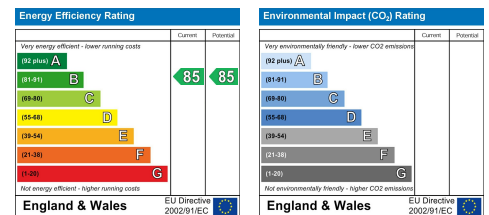
The apartment has an allocated car parking space.



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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.