



**\*\* AVAILABLE IMMEDIATELY \*\* UNFURNISHED \*\*** A modern two bedroom, self contained ground floor apartment which has its own private entrance hall and access. Features include gas central heating via a combination boiler and is uPVC double glazed. The floor plan briefly comprises: 'L' shaped entrance hall, spacious lounge with French doors leading to a patio, fitted kitchen/breakfast room which includes a built-in oven and hob, two bedrooms, the master bedroom having fitted sliding wardrobes, and a bathroom/WC which is fitted with a white suite. Externally, the apartment has an allocated car parking space. It is located in the highly regarded Marina development which has local shopping and leisure facilities within strolling distance. **LONG TERM LET AVAILABLE.**

**UNFURNISHED/NO SMOKERS OR PETS**

**REQUIRED EARNINGS: Tenants £16,500pa; Guarantor, if required £19,800pa**

**BOND £550**

**Fleet House, Marina, TS24 0XG**  
**2 Bed - Apartment**  
**£550 Per Calendar Month**

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**GROUND FLOOR**

**PRIVATE ENTRANCE HALL**

Entrance door, two built-in storage cupboards, one housing wall mounted gas combination boiler.

**SPACIOUS LOUNGE**

**16' x 12'2 overall (4.88m x 3.71m overall)**

Laminate flooring, uPVC double glazed French doors with matching side screens which lead to a paved patio.

**KITCHEN/BREAKFAST ROOM**

**7'10 x 12'3 overall (2.39m x 3.73m overall)**

Fitted with a range of base, wall and drawer units with 'marble' effect working surfaces in an 'L' shaped layout 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 electric oven below, illuminated recirculating fan above, cream tiling to splashback, laminate flooring.

**BEDROOM 1**

**10'2 x 11'11 incl robe depth, plus door recess (3.10m x 3.63m incl robe depth, plus door recess)**

Fitted sliding wardrobes to one wall, small under stairs storage cupboard, laminate flooring.

**BEDROOM 2**

**12'5 x 8'6 overall (3.78m x 2.59m overall)**

Laminate flooring.

**BATHROOM/WC**

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiling to walls, extractor fan.

**OUTSIDE**

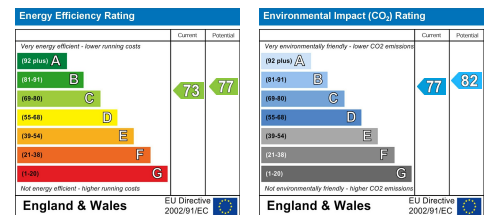
The property has a paved patio which is enclosed by wrought iron railings. The apartment also has an allocated car parking space.



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