



A spacious and well proportioned TWO BEDROOM TOP FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features a modern kitchen and bathroom and further benefits from secure telecom entry, uPVC double glazing and electric heaters. The apartment enjoys a pleasant position with balcony and briefly comprises: communal entrance with stairs to each floor, entrance hall, generous open plan lounge/dining room with balcony, kitchen with built-in and free standing appliances included, two good size bedrooms, both with mirrored wardrobes, and the bathroom which incorporates a three piece white suite and chrome fittings. The apartment comes with an allocated parking space. Local bars, restaurants, amenities, and transport links are within an easy stroll of Oysterman House. Contact Smith & Friends today and organise a viewing.

FURNISHED OR UNFURNISHED/NO SMOKERS OR PETS  
 REQUIRED EARNINGS: Tenants £20,100pa; Guarantor, if required £24,120pa  
 BOND £770

(Application may be subject to a Holding Fee - please refer to our website for further details)

**Harbour Walk, Hartlepool, TS24 0XU**

**2 Bedroom - Apartment**

**£670**

**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND: B**



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 FRIENDS**  
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# Harbour Walk, Hartlepool, TS24 0XU



## ENTRANCE HALL

Accessed via secure entrance door with spyhole, dado rail, coving to ceiling, telecom entry phone, storage heater access to:

## LOUNGE/DINING ROOM

23'9 x 11'9 narrowing to 9'0 (7.24m x 3.58m narrowing to 2.74m)

uPVC double glazed French door with matching side screen opening to a balcony offering pleasant views of the Marina, uPVC double glazed window, built-in storage cupboard with hot water tank and dryer, two additional storage cupboards, dado rail, coving to ceiling, two wall mounted storage heaters.

## KITCHEN

7'7 x 7'4 (2.31m x 2.24m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset stainless steel sink unit with chrome mixer tap, built-in electric oven, microwave recess above, separate four ring hob, free standing fridge with freezer draw, washing machine, uPVC double glazed window, coving to ceiling, extractor fan.

## BEDROOM ONE

10'6 x 8'9 (3.20m x 2.67m )

uPVC double glazed window offering attractive Marina views, mirror fronted sliding wardrobes, dado rail, coving to ceiling, wall mounted storage heater.

## BEDROOM TWO

10'6 x 8'9 (3.20m x 2.67m)

uPVC double glazed window offering attractive Marina views, mirror fronted sliding wardrobes, dado rail, coving to ceiling, wall mounted storage heater.

## BATHROOM/WC

6'9 x 4'9 (2.06m x 1.45m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling and panelling to splashback, uPVC double glazed window, coving to ceiling, extractor fan, heated towel radiator.

## OUTSIDE

The apartment comes with an allocated parking space.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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