



**** Available Early October**** A modern one bedroom top floor apartment which is offered for rent on an unfurnished basis. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: communal entrance with secure telecom entry system, private entrance hall, open plan lounge/kitchen/breakfast area, the lounge area having French doors leading to a sunny balcony, the kitchen area being well fitted with modern units and includes integrated appliances, good sized bedroom with built-in wardrobes and a bathroom/WC which is fitted with a white suite and has a bath and separate shower cubicle. Externally the apartment has an allocated car parking space.

UNFURNISHED/NO SMOKERS OR PETS
REQUIRED EARNINGS: Tenants £15,000pa; Guarantor, if required £18,000pa
BOND £576
(Application is subject to a Holding Fee - please refer to our website for further details)

Chart House, Hartlepool, TS24 0WB
1 Bedroom - Apartment
£500 Per Calendar Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: A



Chart House, Hartlepool, TS24 0WB



GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via a secure telecom entry system with staircase to all floors.

SECOND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Accessed via panelled entrance door, hatch to roof void ideal for storage purposes, telecom entry phone, access to:

OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

10'11 x 21'5 overall (3.33m x 6.53m overall)

LOUNGE AREA

uPVC double glazed French doors with matching side screens leading to a west facing balcony.

KITCHEN AREA

Fitted with a modern range of base, wall and drawer units with complementing working surfaces in an 'L' shaped layout incorporating inset 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, matching stainless steel 'chimney' style canopy housing

illuminated recirculating fan above, integrated fridge/freezer, integrated dishwasher, free standing washer/dryer included, cupboard housing wall mounted Worcester gas combination boiler, tiling to splashback, laminate flooring in kitchen area, single inset spotlights to ceiling.

BEDROOM

12'6 x 10'7 incl robe depth, overall (3.81m x 3.23m incl robe depth, overall)

Two built-in double wardrobes with a mixture of hanging rails and shelving.

BATHROOM/WC

Fitted with a modern four piece white suite comprising: panelled bath, separate shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, impressive tiling to walls, single inset spotlights to ceiling, fitted extractor fan.

OUTSIDE

The apartment has the use of an allocated car 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) A			95
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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