



A rarity to the rental market. We are pleased to offer this impressive two bedroom maisonette offering accommodation spread over two floors. The apartment has been upgraded by the current owners and features neutral décor and a modern kitchen and bathroom. The apartments on Four Winds Court are nestled within the prestigious West Park area of Hartlepool close to Ward Jackson Park, with the benefit of gated security and telecom entry. The property comes with its own balcony and garage, whilst prospective tenants will have full use of the attractive and well maintained communal gardens. In brief the internal layout comprises: private entrance with cloaks area and stairs leading up to the apartment, the first floor landing gives access to a generous open plan lounge/dining room with patio doors to the balcony. The kitchen is fitted with a modern range of units to base and wall level and includes a built-in oven, hob and extractor. The second floor landing gives access to two bedrooms, both with fitted wardrobes, which are served by a beautiful three piece bathroom suite with chrome fittings.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

BOND £865

**Four Winds Court, Hartlepool, TS26 0LP**

**2 Bedroom - Apartment**

**£750 Per Calendar Month**

**EPC Rating:**

**Tenure: Leasehold**

**Council Tax Band: D**





Four Winds Court, Hartlepool, TS26 0LP

 **SMITH & FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE

Accessed via uPVC double glazed entrance door, hardwood framed window, cloaks recess, single radiator, stairs to apartment.

## FIRST FLOOR

### LANDING

Stairs to the second floor, single radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece suite comprising: pedestal wash hand basin, low level WC, tiling to splashback, uPVC double glazed window, single radiator.

### OPEN PLAN LOUNGE/DINING ROOM

**16' x 18'10 ( max ) ( 4.88m x 5.74m ( max ) )**

A generous open plan lounge/dining room enjoying a good degree of natural light with uPVC double glazed window and additional double glazed patio doors to a delightful sun balcony with views across the communal gardens, fitted with two double radiators, access to:

### KITCHEN

**9'8 x 7'10 ( 2.95m x 2.39m )**

Fitted with a range of wall, base and drawer units with complementing roll-top work surfaces incorporating an inset sink and drainer, built-in electric oven with four ring gas hob above, and illuminating extractor, recess for free standing fridge/freezer, recess with plumbing for washing machine, uPVC double glazed window.

## SECOND FLOOR

### LANDING

Generous storage cupboard with sliding doors, fitted shelving and Combi Boiler.

### BEDROOM 1

**10'9 x 10'7 ( 3.28m x 3.23m )**

A good sized master bedroom which benefits from mirror fronted sliding wardrobes with hanging rails and shelving, uPVC double glazed 'dormer' style window, fitted carpet, two fitted wall lights, single radiator.

### BEDROOM 2

**13'4 x 7'10 ( 4.06m x 2.39m )**

Fitted wardrobes with overhead storage, matching bedside cabinets with bed recess, uPVC double glazed 'dormer' style window, fitted carpet, single radiator.



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### BATHROOM

7'1 x 6'9 (2.16m x 2.06m)

Refitted with a beautiful three piece white suite and chrome fittings comprising: tiled cast iron bath with chrome mixer tap and shower attachment, protective folding glass shower screen, modern wall mounted wash hand basin with chrome mixer tap, low level WC, attractive tiling to walls, 'laminated' effect vinyl flooring, heated towel radiator.



### SUN BALCONY

Accessed via the lounge with beautiful views of the communal gardens below.



### EXTERNALLY

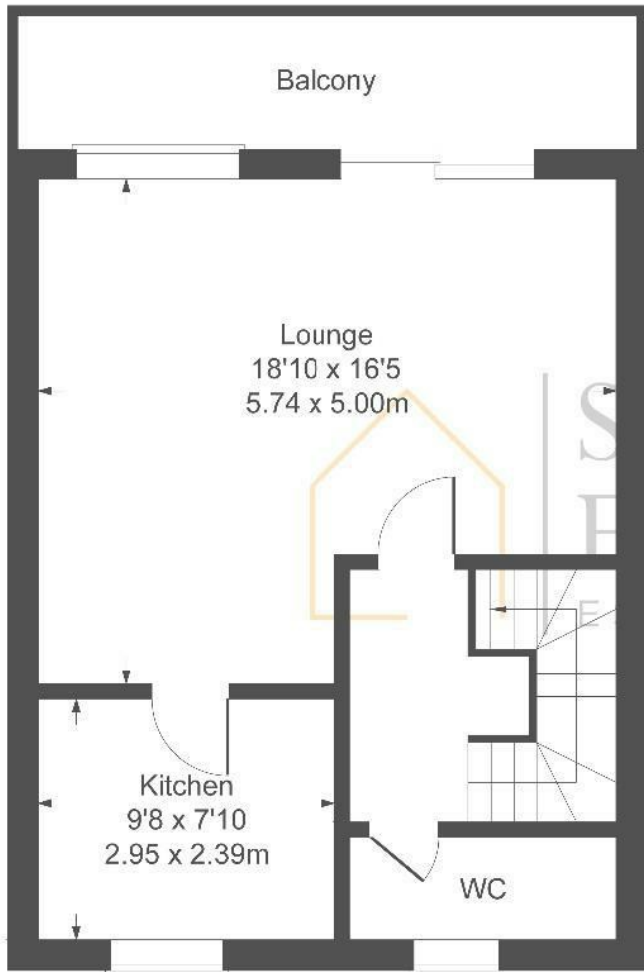
The apartment benefits from a garage and parking separate to the property.



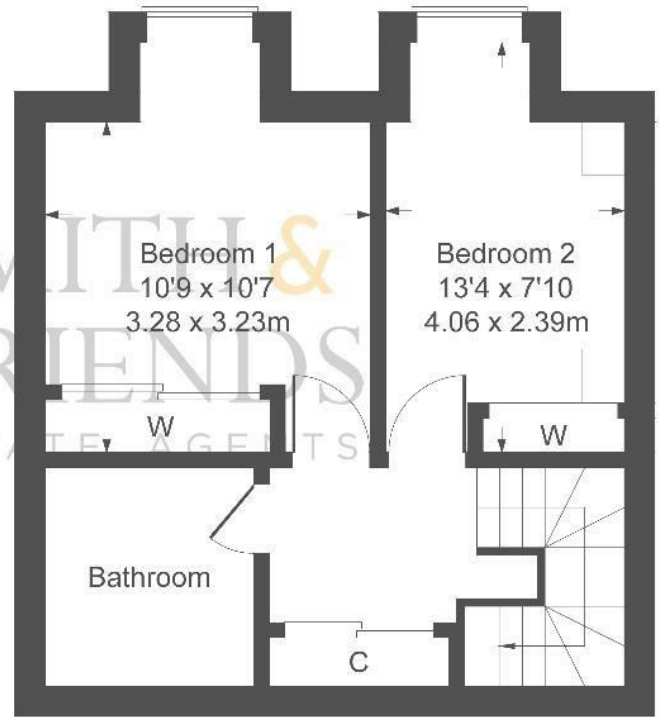


# Four Winds

Approximate Gross Internal Area  
831 sq ft - 77 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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. We 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			
(81-91) B			
(69-80) C			
(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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