



We are delighted to offer for rent on an unfurnished basis this spacious 2/3 bedroom first floor apartment. It is conveniently located close to local amenities, with Middleton Grange Shopping Centre being within strolling distance. The floor plan briefly comprises: communal entrance with staircase to all floors, private entrance lobby which gives access to the spacious lounge and study/possible third bedroom, outstanding fitted kitchen/breakfast room which has been fitted with 'mink gloss' style units and includes a built-in oven, hob and extractor, inner lobby which leads to two double bedrooms and a modern bathroom/WC which is fitted with a white suite and has a mixer tap with shower attachment. Externally, the apartment has use of a communal car park. - LONG TERM LET AVAILABLE.

UNFURNISHED/NO SMOKERS OR PETS  
 REQUIRED EARNINGS: Tenants £15,000pa; Guarantor, if required £18,000pa  
 BOND £576

**14 Newhaven Court, Hartlepool, TS24 7HR**

**2 Bedroom - Flat**

**£500**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**



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COMMUNAL ENTRANCE

Entrance door with staircase to all floors.

FIRST FLOOR APARTMENT

ENTRANCE VESTIBULE

Entrance door.

STUDY/BEDROOM 3 (front)

6.7 x 7'5 (1.83m.2.13m x 2.26m)  
uPVC double glazed bay window.

SPACIOUS LOUNGE (rear)

12'11" x 14'11" overall (3.94m x 4.57m overall)  
uPVC double glazed window, convector radiator.

OUTSTANDING KITCHEN/BREAKFAST ROOM (front)

8'3" x 9'10" max dimensions (2.54m x 3.02m max dimensions)  
Newly fitted with 'mink gloss' style base, wall and drawer units with working surfaces incorporating inset single drainer stainless steel sink unit, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated re-circulating fan above, fitted breakfast bar, modern PVC panelling to walls, cupboard housing wall mounted Baxi gas fired combination boiler, uPVC double glazed window.



INNER LOBBY

Built-in storage cupboard.

BEDROOM 1 (rear)

9'10" x 13'10" overall (3.00m x 4.22m overall)  
Two uPVC double glazed windows creating a light and airy room, convector radiator.

BEDROOM 2 (front)

11'5" x 9'8" overall (3.48m x 2.95m overall)  
uPVC double glazed window, single radiator.

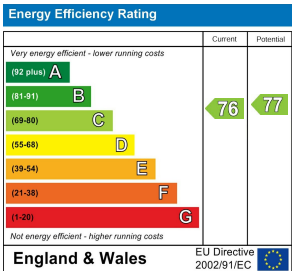
MODERN BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, modern PVC panelling to walls, uPVC double glazed opaque window, chrome heated towel radiator.

OUTSIDE

The apartment has use of a communal car park.

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.



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