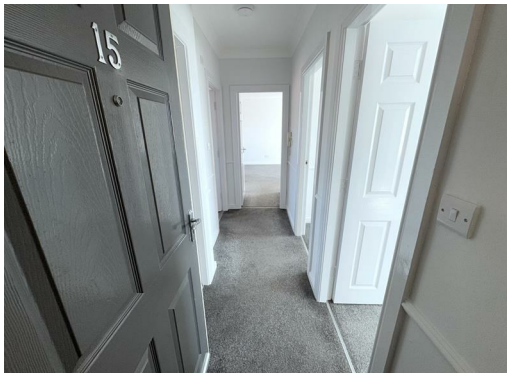




A spacious and well proportioned TWO BEDROOM TOP FLOOR APARTMENT on a popular and conveniently located part of the Marina close to shops and amenities. The accommodation is neutrally decorated throughout, features a modern kitchen and bathroom and further benefits from secure telecom entry, uPVC double glazing and electric heaters. The apartment enjoys a waterfront position and briefly comprises: communal entrance with stairs to each floor, entrance hall, generous open plan lounge/dining room with beautiful views of the Marina from the 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 Clovehitch House. Contact Smith & Friends today and organise a viewing.

(Application may be subject to a Holding Fee - please refer to our website for further details) FURNISHED OR UNFURNISHED, REQUIRED EARNINGS: Tenants £21,300pa; Guarantor, if required £25,560pa, BOND £810

Harbour Walk, Hartlepool, TS24 0UY

2 Bedroom - House

£710

EPC Rating:

TENURE:

COUNCIL TAX BAND:



Harbour Walk, Hartlepool, TS24 0UY



COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINING ROOM
22'2 x 11'7 narrowing to 8'11 (6.76m x 3.53m narrowing to 2.72m)

KITCHEN
7'8 x 7'4 (2.34m x 2.24m)

BEDROOM ONE
10'6 x 8'10 (3.20m x 2.69m)

BEDROOM TWO
10'6 x 8'10 (3.20m x 2.69m)

BATHROOM
6'7 x 5'2 (2.01m x 1.57m)

EXTERNALLY

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		
(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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