



A spacious two bedroom first floor apartment occupying a pleasant position overlooking the Marina. The apartment is offered to the market for rent on an UNFURNISHED basis, features uPVC double glazing, gas central heating, telecom entry and allocated parking. The accommodation briefly comprises: communal entrance via telecom entry system, entrance hall, open plan lounge/dining room with French doors opening onto the balcony with Marina views, the kitchen area is fitted with a range of base and wall units and includes a built-in oven and hob with space for free standing appliances, two double bedrooms and a good size bathroom/WC which is fitted with a four piece white suite comprising: panelled bath, walk-in shower, wash hand basin and WC. Externally, the apartment has an allocated car parking space. Local shopping and leisure facilities are conveniently located within walking distance.

UNFURNISHED

REQUIRED EARNINGS: Tenants £18,000pa; Guarantor, if required £21,600pa

BOND £692

(Maybe subject to a holding fee, see website for details).

Anchor House, Hartlepool, TS24 0XB

2 Bedroom - Apartment

£600 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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GROUND FLOOR

COMMUNAL ENTRANCE
Entrance door with telecom entry system.

FIRST FLOOR APARTMENT

PRIVATE ENTRANCE VESTIBULE
Entrance door.

ENTRANCE HALL
Telecom entry system, storage cupboard, coving to ceiling, single radiator.

LOUNGE/DINING ROOM
18'8" x 11'1" (5.71m x 3.40m)
French doors leading to the balcony with fantastic sea views, uPVC double glazed windows to the front and side aspects, coving to ceiling, two single radiators.

KITCHEN
11'6" x 7'4" (3.52m x 2.24m)
Fitted with a range of base and wall units incorporating an inset one and a half bowl single drainer sink unit, single oven, gas hob, space for free standing washing machine, space for free standing fridge/freezer.

BEDROOM 1
10'0" x 14'9" (3.07m x 4.51m)
Two uPVC double glazed windows, coving to ceiling, convector radiator.

BEDROOM 2
8'9" x 7'11" (2.68m x 2.43m)
uPVC double glazed window, coving to ceiling, single radiator.

BATHROOM/WC
8'0" x 8'0" (2.45m x 2.45m)
Fitted with a four piece white suite comprising: panelled bath, walk-in shower, close coupled WC, pedestal wash hand basin, uPVC double glazed window to the side aspect, storage cupboard with white tiling to splashback, heated towel radiator.

OUTSIDE
The apartment has the benefit of 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) 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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