

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Hartford Hall Estate, Bedlington NE22 6AG

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**£975 Per Calendar Month**

Signature North East proudly presents this immaculate two-bedroom, top-floor apartment, located within the highly sought-after and private Hartford Hall Estate. Offered unfurnished, this well-maintained home provides generous living space throughout and benefits from a surround sound audio system and newly laid carpets, enhancing both comfort and modern living.

Upon entry, you are welcomed into a spacious and light-filled living room, comfortably accommodating both lounge and dining furniture to create a versatile and inviting space. Adjacent to the living area is a large, well-appointed kitchen, offering ample worktop space and room for a small dining table. Continuing through the apartment, there are two sizable bedrooms. The principal bedroom benefits from a private en-suite comprising a shower, WC, and hand basin. A well-presented family bathroom completes the accommodation, featuring a bath with overhead shower, WC, and hand basin. Externally, the property further benefits from a single garage, designated resident parking, and additional visitor parking. Residents can also enjoy access to well-tended and attractive communal gardens, adding to the peaceful setting of the estate.

Situated within the prestigious and tranquil Hartford Hall Estate, the property enjoys excellent transport links, with easy access to Morpeth, Bedlington, Cramlington, and the A1, providing convenient routes to Newcastle city centre. The stunning North East coastline and surrounding areas are also within easy reach, making this an ideal location for both commuters and lifestyle seekers.

Available Now

Tenancy Term: 12 months

Council Tax Band: D

£975.00 PCM

## TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment.

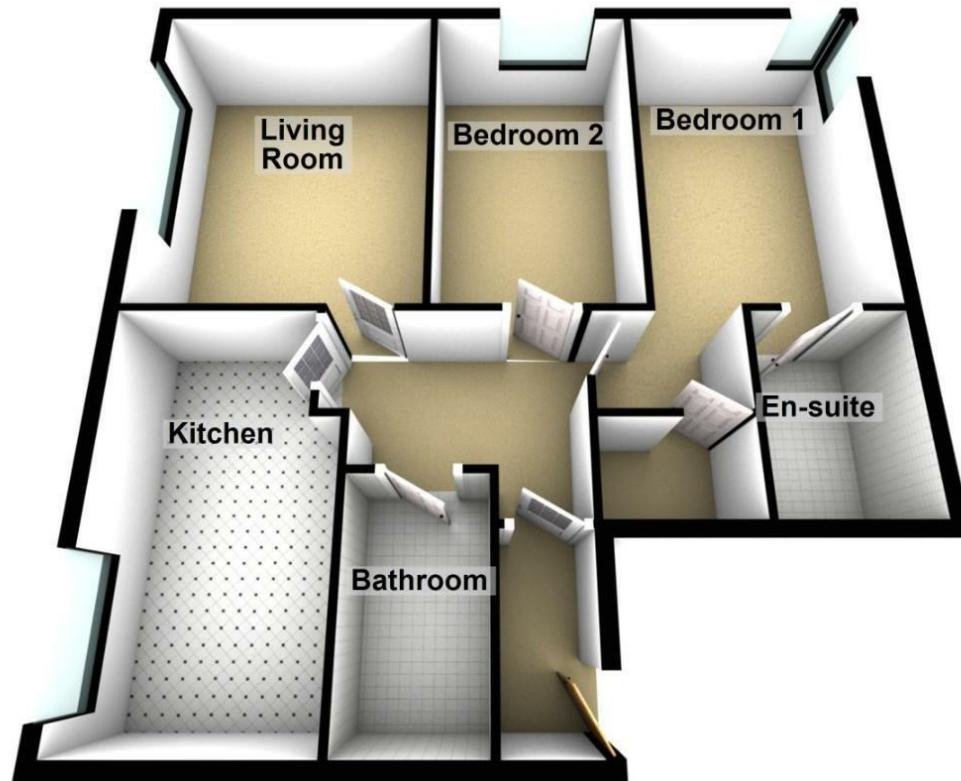
The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN

Top Floor



Total area: approx. 77.1 sq. metres (830.3 sq. feet)

## Measurements:

Living Room  
14'5" x 11'10"

Kitchen  
16'2" x 8'0"

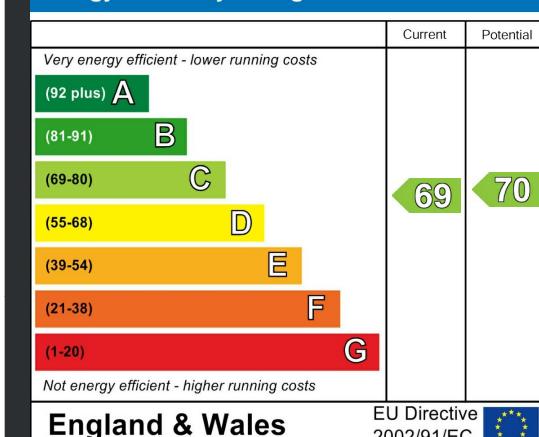
Bedroom One  
18'8" x 12'3"

En-Suite  
4'8" x 6'0"

Bedroom Two  
14'2" x 8'5"

Bathroom  
8'11" x 5'2"

## Energy Efficiency Rating







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