



## 89 Marine Parade

Saltburn-By-The-Sea, TS12 1BZ

**£750 Per Calendar Month**



Offering spacious ground-floor accommodation, a beautifully presented 2-bedroom apartment with open views, available to rent immediately.



Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC: D-Rating.

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Ground Floor

#### Living Room

Laminate flooring. 2x radiators. UPVC double glazed windows to the front aspect.

#### Kitchen

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Plumbing for washing machine. Vinyl flooring. Tiled splash-backs. 2x UPVC double glazed windows to the side aspect.

#### Bedroom One

Carpeted. Radiator. UPVC double glazed window to the side aspect.

#### Bedroom Two

Carpeted. Radiator. UPVC double glazed window to the side aspect.

#### Bathroom

Walk-in shower cubicle. Panel bath with shower attachment. Pedestal hand basin. Low-level W/C. Vinyl flooring. UPVC double glazed frosted window. Chrome heated towel rail.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

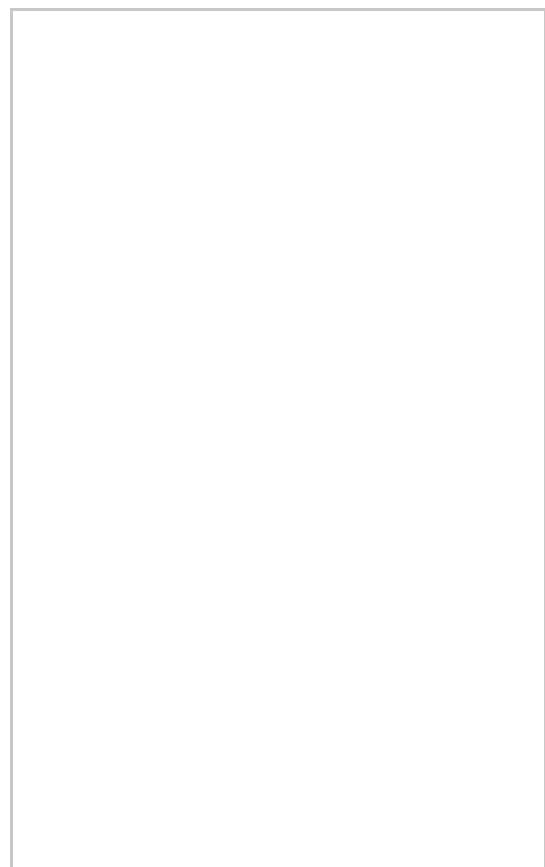
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

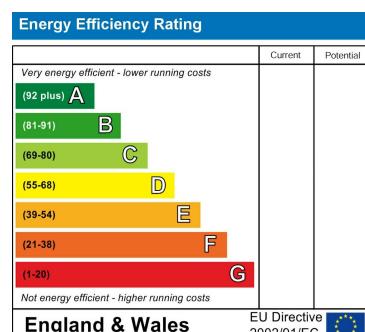
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.