



Admiral Way, Marina, TS24 0XG
2 Bed - Apartment
Offers In Excess Of £92,500

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**** MODERNISED TO A HIGH STANDARD ** VIEWING COMES HIGHLY RECOMMENDED **** A beautifully presented two bedroom purpose built first floor apartment. Over recent years this apartment has undergone many improvements which include replacing the wood windows with uPVC double glazing, the central heating system now has a combination boiler which was installed in May 2017 and came with a 10 year warranty and the kitchen and bathroom have been replaced with quality fittings. The apartment is deceptively spacious in size and briefly comprises: communal entrance via secure telecom entry system with staircase to all floors, long private entrance hall which has two built-in storage cupboards, spacious lounge which has French doors leading to a balcony which has pleasing views towards the Marina and the Trincomalee, this leads to the modern fitted kitchen which has white 'high gloss' style units and includes a built-in oven, hob, extractor plus a microwave oven. From the hallway are two double bedrooms, the master bedroom having built-in bedroom furniture and an outstanding bathroom/WC with a white suite and has a bath and separate shower cubicle. Externally the apartment has an allocated car parking space. Fitted carpet, laminate flooring and blinds are included in the asking price. Admiral Way is located in the highly regarded Marina development which offers a wide variety of shopping and leisure facilities. Internal viewing is a must to fully appreciate this impressive apartment.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

Communal entrance door via telecom entry system, staircase to all floors.

FIRST FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Panelled entrance door, two built-in storage cupboards, one housing a replacement wall mounted Baxi gas combination boiler.

LOUNGE

11'5 x 15'3 overall (3.48m x 4.65m overall)

uPVC double glazed French doors leading to a 'triangular' style balcony which enjoys pleasing views across the Marina and the Trincomalee, double opening doors to:

MODERN KITCHEN

7'2 x 9'6 overall (2.18m x 2.90m overall)

Refitted with a quality range of white 'high gloss' style base, wall and drawer units having chrome rod handles, black 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob (recently fitted and has a 5 year warranty) with canopy above housing illuminated recirculating fan above, built-in stainless steel electric oven (recently fitted and has a 10 year warranty) with matching integrated microwave oven above (recently fitted with a 5 year warranty), recess with plumbing for automatic washing machine, white 'brick' style tiling to splashback.

BEDROOM 1

13'3 x 9'8 overall (4.04m x 2.95m overall)

Fitted white bedroom furniture comprising: run of wardrobes, matching drawer and bedside units.

BEDROOM 2

11'3 x 9'8 overall (3.43m x 2.95m overall)

IMPRESSIVE BATHROOM/WC

5'8 x 11' overall (1.73m x 3.35m overall)

Refitted with a four piece white suite comprising: panelled bath with mixer tap, separate shower cubicle with Mira mains shower fitting, 'vanity' style sink unit with white 'gloss' style storage cupboard and drawers below, concealed WC, attractive tiling to splashback.

OUTSIDE

The apartment has an allocated car parking space.

NB

The property is of leasehold tenure and has a yearly maintenance charge.







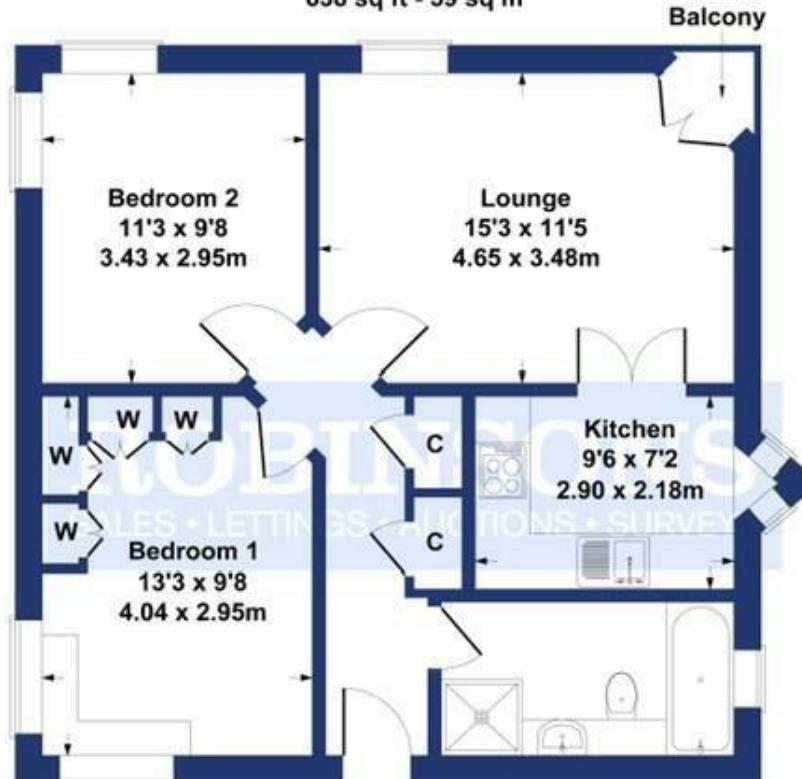
ADMIRAL HOUSE

NO
PARKING

Flat 5 Admiral House Hartlepool

Approximate Gross Internal Area

638 sq ft - 59 sq m



TOP FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	
(81-91) B	62	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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