Four Winds Court, West Park, TS26 0LP
2 Bed - Maisonette
£185,000

Council Tax Band: D
EPC Rating:
Tenure: Leasehold

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Four Winds Court, West Park, TS26 0LP

We are pleased to offer for sale this impressive two bedroom maisonette offering accommodation spread over two floors. The apartment has been tastefully upgraded by the current owners and features neutral décor and recently replaced kitchen and bathroom. The apartments on Four Winds Court are nestled within the prestigious West Park area of Hartlepool close to Ward Jackson Park, with the benefit of gated security and telecom entry. An ideal purchase for those looking to downsize to a quiet and conveniently located area close to amenities and transport links. The property comes with it's own balcony and garage, whilst the owners have full use of the attractive and well maintained communal gardens. In brief the internal layout comprises: private entrance with cloaks area and stairs leading up to the apartment, the first floor landing gives access to a generous open plan lounge/dining room with sliding patio doors to the balcony, modern kitchen fitted with a range of 'shaker' style wall, base and drawer units with built-in oven, hob and extractor, and guest cloakroom. The second floor landing gives access to two bedrooms, both with fitted wardrobes, which are served by a beautiful three piece bathroom suite and chrome fittings. Fitted blinds, carpets and flooring are included.

GROUND FLOOR

ENTRANCE
Accessed via double glazed entrance door, hardwood framed window, cloaks recess, single radiator, stairs to apartment.

FIRST FLOOR

LANDING
Spindle staircase to the second floor, single radiator, access to:

GUEST CLOAKROOM / WC
2'10 x 8'10 (0.86m x 2.69m)
Fitted with a two piece suite comprising: wash hand basin, low level WC, tiling to splashback, uPVC double glazed window, single radiator.

OPEN PLAN LOUNGE/DINING AREA
16'3 x 18'8 (4.95m x 5.69m)
A generous open plan lounge/dining room enjoying a good degree of natural light with uPVC double glazed window and additional uPVC double glazed sliding patio doors to a delightful sun balcony with views across the communal gardens, fitted with a two double radiators, access to:

KITCHEN
7'10 x 9'7 (2.39m x 2.92m)
Fitted with a range of modern 'shaker' style wall, base and drawer units with complementing roll-top work surfaces incorporating an inset sink and drainer, built-in electric oven with hob above and illuminating extractor, recess for free standing fridge/freezer, recess with plumbing for washing machine, uPVC double glazed window.

SECOND FLOOR

LANDING
Generous storage cupboard with sliding doors and fitted shelving.

BEDROOM
10'4 x 10'8 (3.15m x 3.25m)
A good sized master bedroom which benefits from sliding wardrobes, uPVC double glazed 'dormer' style window, fitted carpet, single radiator.

BEDROOM
13'3 x 7'10 (4.04m x 2.39m)
Fitted wardrobes, uPVC double glazed 'dormer' style window, fitted carpet, single radiator.

FAMILY BATHROOM/WC
6'6 x 6'9 (1.98m x 2.06m)
Refitted with a beautiful three piece white suite and chrome fittings comprising: panelled bath electric shower over and glass shower screen, modern wall mounted wash hand basin with vanity storage and low level WC; attractive tiling to walls and flooring, heated towel radiator.

SUN BALCONY
Accessed via the lounge with beautiful views of the communal gardens below.

EXTERNALLY
The apartment benefits from a GARAGE and parking separate to the property.

NB 1
The property is of leasehold tenure and has a yearly maintenance charge.

NB 2
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Ground Floor

Floor 1

Floor 2

Approximate total area(1)

786 ft²

73 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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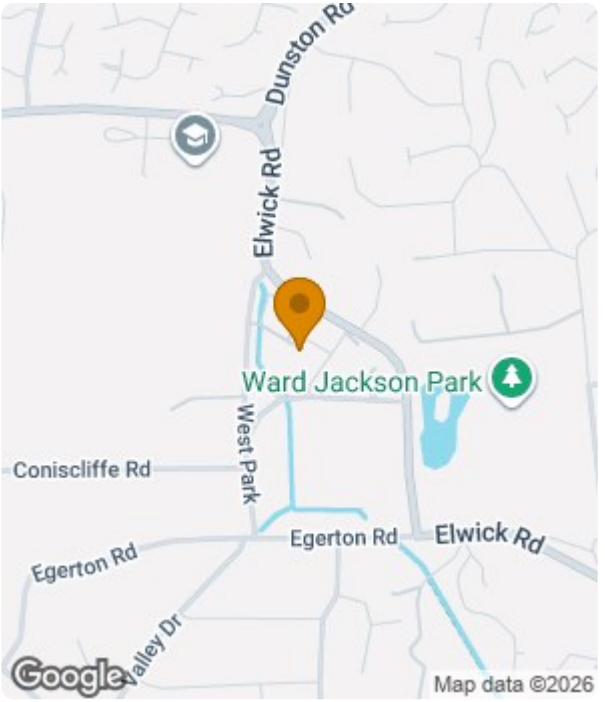

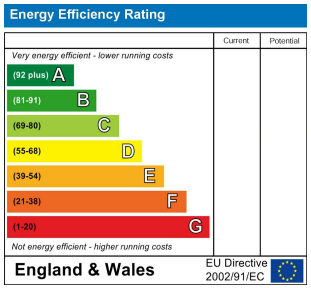

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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