

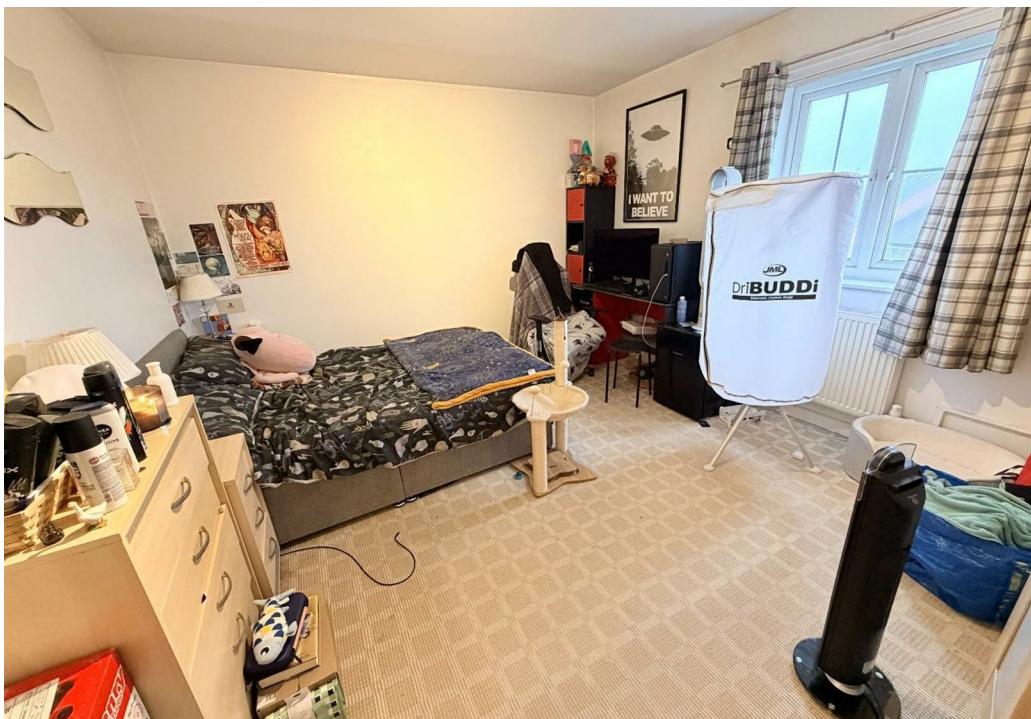


Flotilla House, Marina, TS24 0XG
2 Bed - Apartment
£87,950

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A spacious TOP FLOOR APARTMENT which benefits from two large bedrooms, gas central heating and uPVC double glazing. Flotilla House is located in a popular part of the Marina, close to amenities and transport links. The apartments are accessed via secure telecom entry with stairs to each floor and come with an allocated parking space. An ideal purchase for a variety of buyers including landlords, with a valid EPC, EICR & CP12 certificate. The full layout comprises: entrance hall with two storage cupboards, lounge with 'Juliet' style balcony and access to the kitchen which includes a built-in oven, hob and extractor with space for additional free standing appliances. The bedrooms offer great space and are served by the bathroom which incorporates a three piece white suite. An internal viewing is recommended. Contact Smith & Friends today.

TOP FLOOR APARTMENT

ENTRANCE HALL

Accessed via secure entrance door, uPVC double glazed window, laminate flooring, two storage cupboards, convector radiator.

LOUNGE

13'4 x 13'2 (4.06m x 4.01m)

A comfortable lounge with uPVC double glazed French doors opening to a 'Juliet' style balcony, convector radiator, access to kitchen.

KITCHEN

11'10 x 7'2 (3.61m x 2.18m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, tiled splashback, built-in electric oven with four ring gas hob above and extractor over, all finished in brushed stainless steel with matching splashback, recess for washing machine, space for other appliances, uPVC double glazed window, laminate flooring, convector radiator.

BEDROOM ONE

13'10 x 11'10 (4.22m x 3.61m)

A good size master bedroom with uPVC double glazed window and convector radiator.

BEDROOM TWO

11'11 x 9'1 (3.63m x 2.77m)

A spacious second bedroom with uPVC double glazed window and convector radiator.

BATHROOM/WC

8'7 x 5'3 (2.62m x 1.60m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiled splashback, extractor fan, uPVC double glazed window, convector radiator.

EXTERNALLY

The apartment comes with an allocated parking space.

NB

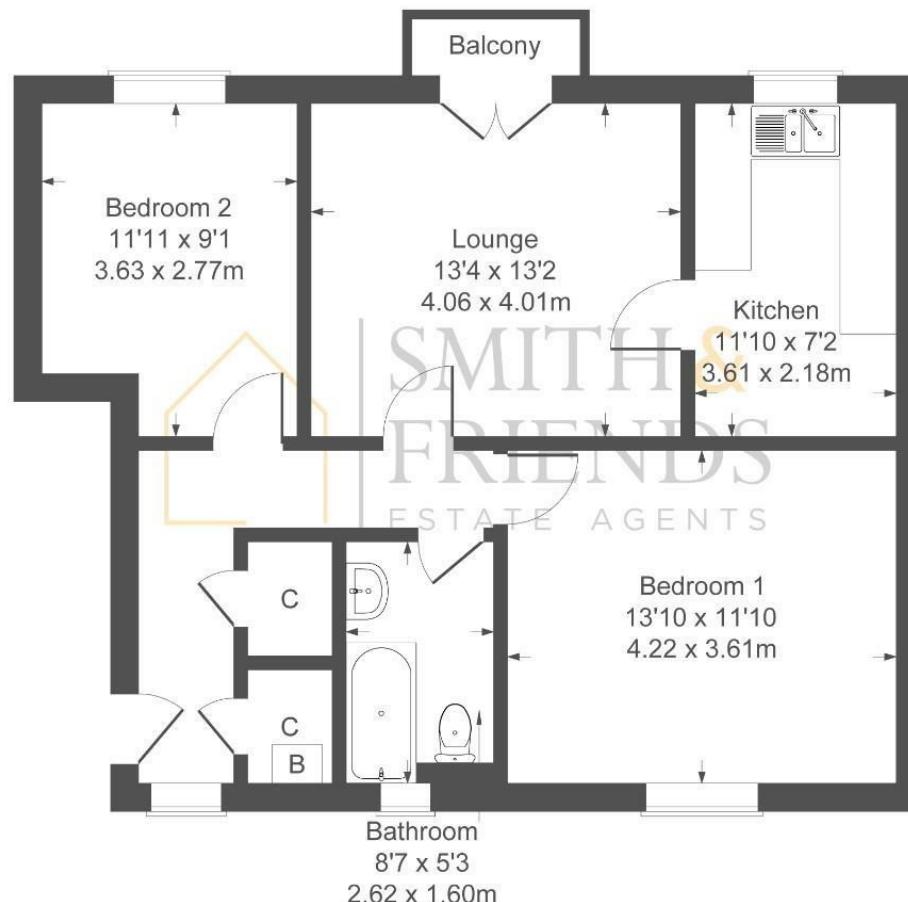
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Flotilla House

Approximate Gross Internal Area

685 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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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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			