



Rosthwaite Close, Bakers Mead, TS24 8RE
2 Bed - Apartment
£59,950

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***** SOLD WITH LONG SERVING TENANT OF OVER 10 YEARS *** GREAT INVESTMENT OPPORTUNITY *** £420 PCM GIVING A YIELD OF 8.4% *** A deceptively spacious two bedroom TOP FLOOR APARTMENT situated in the popular Bakers Mead development. The property is likely to appeal to a buy to let investor with a sitting tenant paying £420PCM. The property features uPVC double glazing, storage heaters/electric heating, secure telecom entry system and allocated parking. An internal viewing comes recommended to appreciate the accommodation on offer, with a layout that briefly comprises: communal entrance with stairs to all floors, private entrance hall with two useful storage cupboards and access to the lounge with an archway from the dining area leading through to the kitchen which is fitted with units to base and wall level and includes a built-in oven, hob and extractor, both bedrooms are generous in size and are served by the family bathroom/WC which is fitted with a three piece suite with shower over the bath. Externally is an allocated parking space with ample visitors parking available. The Bakers Mead development is ideally located within close proximity of amenities and schools and only a short distance from Hartlepool town centre.**





COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs to each floor.

TOP FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Accessed via secure entrance door with spyhole, fitted with laminate flooring, two useful storage cupboards, wall mounted electric radiator, hatch to roof space.

OPEN PLAN LOUNGE/DINING ROOM

17'7 x 13'8 max (5.36m x 4.17m max)

LOUNGE AREA

Fitted carpet, uPVC double glazed window, coving to ceiling, television point, storage heater with cover.

DINING AREA

Ideally situated off the kitchen with uPVC double glazed window, storage heater with cover.

KITCHEN

8'1 x 7'3 (2.46m x 2.21m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and extractor hood over, tiling to splashback, recess for free standing fridge/freezer, space for washing machine and slimline dishwasher, three drawer unit to base level.

BEDROOM 1

11' x 9'10 (3.35m x 3.00m)

A good sized bedroom with uPVC double glazed window, fitted carpet, wall mounted electric heater.

BEDROOM 2

9'10 x 8'7 (3.00m x 2.62m)

Fitted wardrobes with matching dressing area, fitted carpet, uPVC double glazed window, wall mounted electric heater.

BATHROOM/WC

7'11 x 5'7 (2.41m x 1.70m)

Fitted with a three piece suite comprising: panelled bath with chrome mixer tap and Triton shower over, protective

glass shower screen, pedestal wash hand basin, low level WC, tiling to splashback, chrome heated towel radiator, tiled flooring, fitted extractor fan, spotlighting to ceiling.

OUTSIDE

The property features well kept communal gardens and car park with allocated parking and visitors parking on site.

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.

COUNCIL TAX BAND: A



Rosthwaite Close

Approximate Gross Internal Area
562 sq ft - 52 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022



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

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