



Park Tower, TS24 7PT
1 Bed - Apartment
£41,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Park Tower, TS24 7PT

*** SOLD WITH TENANT IN SITU *** An ideal investment opportunity, we are pleased to offer for sale this conveniently located one bedroom apartment. With an annual income of £5,400 per year, it offers a great opportunity for a buy to let investor. The apartment comes with an allocated parking space, stairs and lift access to each floor, secure telecom entry and is conveniently located adjacent to Middleton Grange Shopping Centre and Hartlepool College. The layout comprises: entrance hall which leads into an open plan lounge and kitchen, the kitchen area including a range of built-in appliances, with a separate bedroom and bathroom which incorporates a three piece white suite. Lease information, service charges and ground rent are available upon request.

PARK TOWER APARTMENTS

COMMUNAL ENTRANCE

Accessed via secure telecom entry.

ENTRANCE HALL

Accessed via secure entrance door with glazed inserts, modern laminate flooring, cloaks rack, access to:

OPEN PLAN LOUNGE & KITCHEN

LOUNGE AREA

11'1 x 10'7 (3.38m x 3.23m)

Modern laminate flooring, large double glazed window, wall mounted electric radiator.

KITCHEN AREA

13' x 8'7 (3.96m x 2.62m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven, hob and extractor over, tiling to splashback, integrated fridge/freezer, recess with washing machine, tiled flooring.

BEDROOM

9'5 x 8'10 (2.87m x 2.69m)

Double glazed window, fitted carpet, wall mounted electric radiator.

BATHROOM

8'9 x 5'9 (2.67m x 1.75m)

Fitted with a three piece white suite comprising: panelled bath

with mixer tap and shower attachment, protective glass shower screen, inset wash hand basin with mixer tap, concealed WC with vanity area above, 'marble' style tiled walls, tiled flooring, extractor fan, inset spotlighting.

EXTERNALLY

The property benefits from an allocated parking space adjacent to the building and various communal areas.

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.



Park Tower

Approximate Gross Internal Area
381 sq ft - 35 sq m



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(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	

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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