



Admiral House, Admiral Way, Marina, TS24 0XG
2 Bed - Apartment
Offers In Excess Of £89,500

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***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A spacious two bedroom first floor apartment located on the popular Marina development. The apartment would make an ideal purchase for a variety of buyers including first time buyers, with accommodation ready for immediate occupancy. The apartments on Admiral House are accessed via secure telecom entry and come with allocated parking and visitors parking close by. Other pleasing features include gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall with two useful storage cupboards, the generous lounge incorporates French doors to the balcony and an archway through to the kitchen. The hall also provides access to both bedrooms which are generous in size, the master with fitted wardrobes, they are served by a modern bathroom which features a four piece suite with bath and separate shower. Local amenities are within a short stroll of the Marina which is also well situated within close proximity of transport links and Hartlepool town centre. An internal viewing comes recommended.





GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

FIRST FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Accessed via secure entrance door, built-in storage cupboard with Baxi gas central heating boiler, additional cloaks cupboard, fitted carpet, coving to ceiling, single radiator.

LOUNGE

15'3 x 11'3 (4.65m x 3.43m)

A generous lounge with uPVC double glazed French doors leading to a pleasant BALCONY, uPVC double glazed window, fitted carpet, coving to ceiling, television point, convector radiator, archway to kitchen.

KITCHEN

9'5 x 7'2 (2.87m x 2.18m)

Fitted with a range of units to base and wall level with 'marble' effect roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, tiling to splashback, recess with plumbing for washing machine, recess for slimline dishwasher, space for free standing fridge/freezer, 'lamine' effect vinyl flooring, feature uPVC double glazed window.

BEDROOM 1

13'4 x 9'9 (4.06m x 2.97m)

A good sized master bedroom which benefits from mirror fronted sliding wardrobes, corner uPVC double glazed window, fitted carpet, coving to ceiling, television point, single radiator.

BEDROOM 2

11'3 x 9'9 (3.43m x 2.97m)

uPVC double glazed corner window, fitted carpet, coving to ceiling, single radiator.

BATHROOM/WC

11' x 5'9 (3.35m x 1.75m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, separate shower cubicle with chrome frame, glass panelled sliding doors and chrome overhead shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling and panelling to splashback areas, uPVC double glazed window, fitted extractor fan, single radiator.

OUTSIDE

The apartment benefits from a balcony and allocated parking space with visitors parking close by.

NB

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

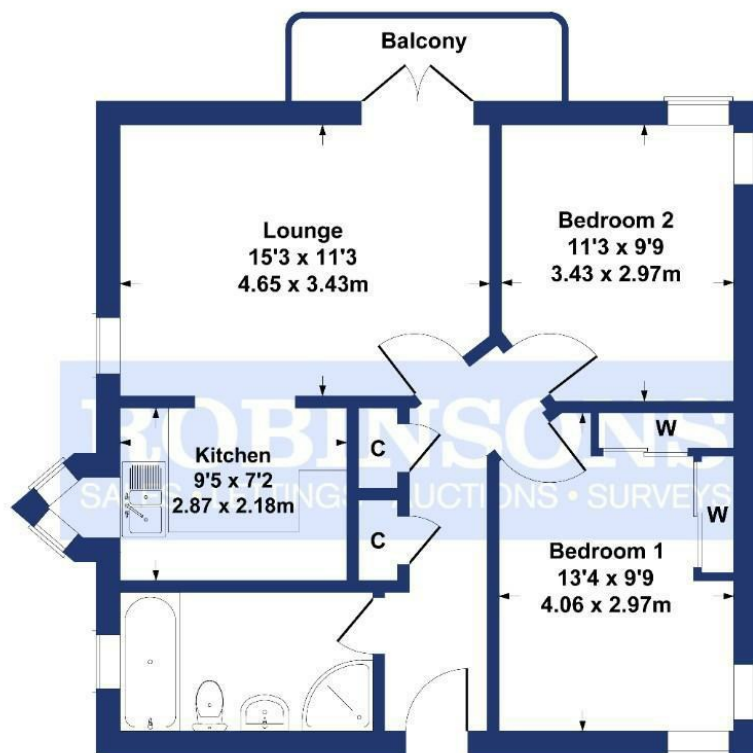




Admiral House

Approximate Gross Internal Area

647 sq ft - 60 sq m



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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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		

