



**Strawberry Apartments, Lady Mantle Close,
Bishop Cuthbert, TS26 0RP
2 Bed - Apartment
£92,950**

**Council Tax Band: B
Tenure: Leasehold**

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***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A modern two bedroom GROUND FLOOR APARTMENT situated in a pleasant position on the Bishop Cuthbert estate with easy access onto the A19. The accommodation has been upgraded with a modern kitchen and upgraded bathroom, whilst further benefitting from gas central heating, uPVC double glazing, secure telecom entry and allocated parking. An internal viewing comes recommended, with a layout that briefly comprises: communal entrance, private entrance hall, spacious lounge leading into the kitchen which is fitted with units to base and wall level and includes a built-in oven, hob and extractor. The hall also provides access to both bedrooms, with a generous master bedroom, they are served by a three piece bathroom with modern suite and chrome fittings. Externally are communal grounds, allocated parking and visitors parking on site. Local amenities are within close proximity.







COMMUNAL ENTRANCE

Accessed via secure telecom entry system.

ENTRANCE HALL

Accessed via secure entrance door with spyhole, solid wood flooring, coving to ceiling, inset spotlighting to ceiling, radiator, built-in storage cupboard.

LOUNGE

15'11 x 10'10 (4.85m x 3.30m)

A generous lounge with two uPVC double glazed windows, fitted carpet, coving to ceiling, inset spotlighting to ceiling, convector radiator, access to kitchen.

KITCHEN

9' x 8'8 (2.74m x 2.64m)

Fitted with a range of units to base and wall level with complementing work surfaces incorporating an inset single drainer stainless steel sink unit with modern chrome spray mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, attractive tiling to splashback, recess for washing machine, recess for dryer, space for free standing fridge/freezer, uPVC double glazed window, coving and inset spotlighting to ceiling.

BEDROOM 1

17' x 8'5 (5.18m x 2.57m)

A good sized master bedroom with two uPVC double glazed windows, fitted carpet, convector radiator.

BEDROOM 2

8' x 8'1 (2.44m x 2.46m)

uPVC double glazed window, wood flooring, convector radiator.

BATHROOM/WC

7'10 x 5'3 (2.39m x 1.60m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over with separate attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback and flooring, modern chrome heated towel radiator, uPVC double glazed window.

OUTSIDE

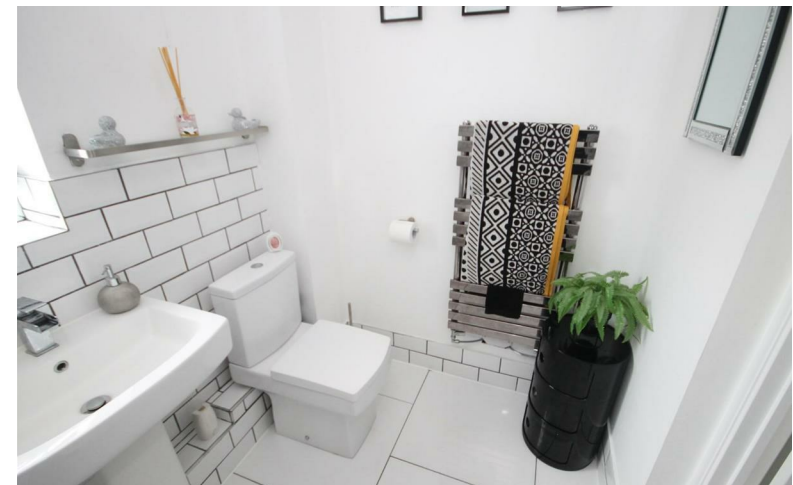
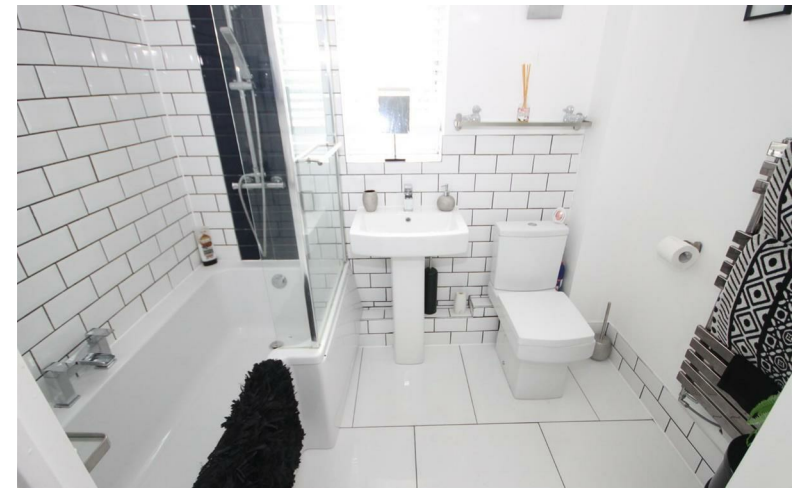
The property features communal gardens, allocated parking and ample visitors parking on site.

NB 1

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

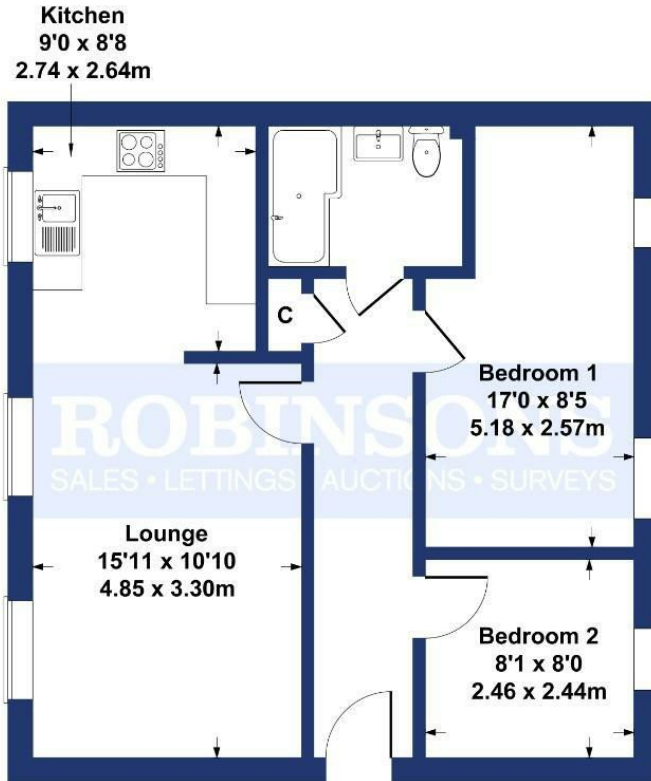
NB 2

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.



Strawberry Apartments

Approximate Gross Internal Area
618 sq ft - 57 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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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	80	80
	EU Directive 2002/91/EC	

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