



*** NO CHAIN INVOLVED *** A rarely available two bedroom TOP FLOOR APARTMENT offering spacious accommodation that benefits from a modern kitchen, bathroom and en-suite. The apartments on Mariners Point further benefit from a secure telecom entry system, allocated parking and stairs and lift access, whilst offering a beautiful seafront position which can only truly be appreciated on inspection. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with storage cupboard and access to a generous open plan lounge/dining room which leads directly into the modern kitchen with integrated appliances. The lounge area features a French door which opens to the balcony with stunning sea views. The hall also provides access to both bedrooms, with built-in double wardrobes, the master with a modern en-suite shower room, whilst bedroom two is served by the bathroom/WC. Externally is allocated parking, visitors parking and communal grounds. Restaurants, bars and cafes are within a short stroll of the apartment. VIEWING RECOMMENDED. EPC RATING: C

Mariners Point, Hartlepool, TS24 0FB

2 Bedroom - Apartment

£85,000

EPC Rating: D

Tenure: Leasehold

Council Tax Band: C



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ESTATE AGENTS

Mariners Point, Hartlepool, TS24 0FB



GROUND FLOOR

COMMUNAL ENTRANCE

TOP FLOOR APARTMENT

ENTRANCE HALL

OPEN PLAN LOUNGE/DINING ROOM
26'8 x 13'8 (8.13m x 4.17m)

BALCONY

KITCHEN AREA
10' x 8'10 (3.05m x 2.69m)

BEDROOM 1
13'7 x 10'1 (4.14m x 3.07m)

EN-SUITE SHOWER ROOM/WC

BEDROOM 2
13'7 x 10'1 (4.14m x 3.07m)

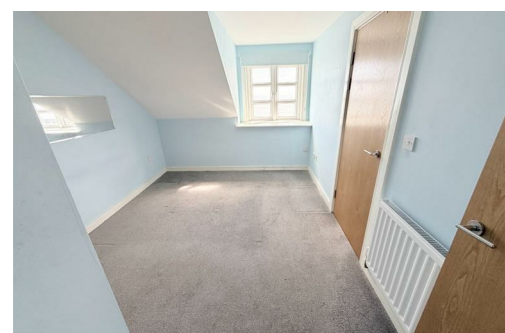
BATHROOM/WC
9'7 x 5'6 (2.92m x 1.68m)

EXTERNALLY

NB 1
The property is of leasehold tenure and has a yearly maintenance charge.

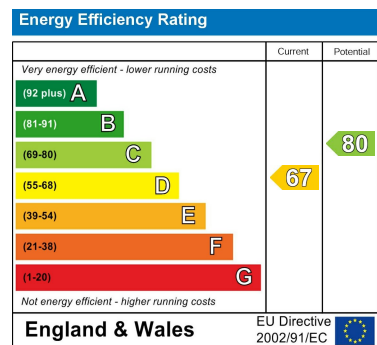
NB 2
All services/appliances have not and will not be tested.

NB 3
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.





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. We 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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