



\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A well presented FIRST FLOOR APARTMENT located in a popular part of The Marina. The accommodation features well proportioned bedrooms, modern upgraded kitchen and generous bathroom whilst further benefits include gas central heating and uPVC double glazing. The apartments on Admiral House are accessed via secure telecom entry and come with allocated parking and visitors parking. An ideal purchase for a wide variety of buyers with an internal viewing recommended. The full layout comprises: communal entrance with stairs to each floor, entrance hall with built in storage cupboards, generous lounge with French doors opening to a pleasant balcony, modern upgraded kitchen with a range of integrated appliances, two good size bedrooms and the bathroom incorporating a four piece suite and chrome fittings. Local amenities and transport links are well situated within walking distance of Admiral House.

**Admiral Way, Hartlepool, TS24 0XG**

**2 Bedroom - Apartment**

**£89,950**

**EPC Rating: C**

**Tenure: Leasehold**

**Council Tax Band: B**



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### COMMUNAL ENTRANCE

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, attractive oak style laminate flooring, coving and spot lights to ceiling, single radiator.



#### LOUNGE

##### **15'1 x 11'2 (4.60m x 3.40m)**

A generous lounge with uPVC double glazed French doors opening to a pleasant balcony, uPVC double glazed window, attractive oak style laminate flooring, television point, convector radiator, archway into the kitchen.



#### KITCHEN

##### **9'4 x 7'2 (2.84m x 2.18m)**

Recently upgraded with modern cream gloss units to base and wall level, complimenting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring hob above and extractor over, attractive tiled splashback, integrated fridge/freezer, integrated washer/dryer, three draw base unit, kickboard heater, matching oak style laminate flooring, coving and inset spot lights to ceiling, uPVC double glazed window.



#### BEDROOM ONE

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

A generous master bedroom with corner uPVC double glazed window, fitted carpet, coving to ceiling, single radiator.

#### BEDROOM TWO

##### **11'4 x 9'8 (3.45m x 2.95m)**

A good size second bedroom with corner uPVC double glazed window, fitted carpet, coving to ceiling, single radiator.



#### BATHROOM/WC

##### **10'5 x 5'10 (3.18m x 1.78m)**

Fitted with a 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, wall mounted vanity mirror, uPVC double glazed window, extractor fan, single radiator.



#### EXTERNALLY

The apartment benefits from a balcony, allocated parking and visitors parking.

#### NB

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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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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