

**Compass House, Trident Close,
Marina, TS24 0XP
2 Bed - Apartment
£100,000**

**EPC Rating: C
Tenure: Leasehold
Council Tax Band: B**

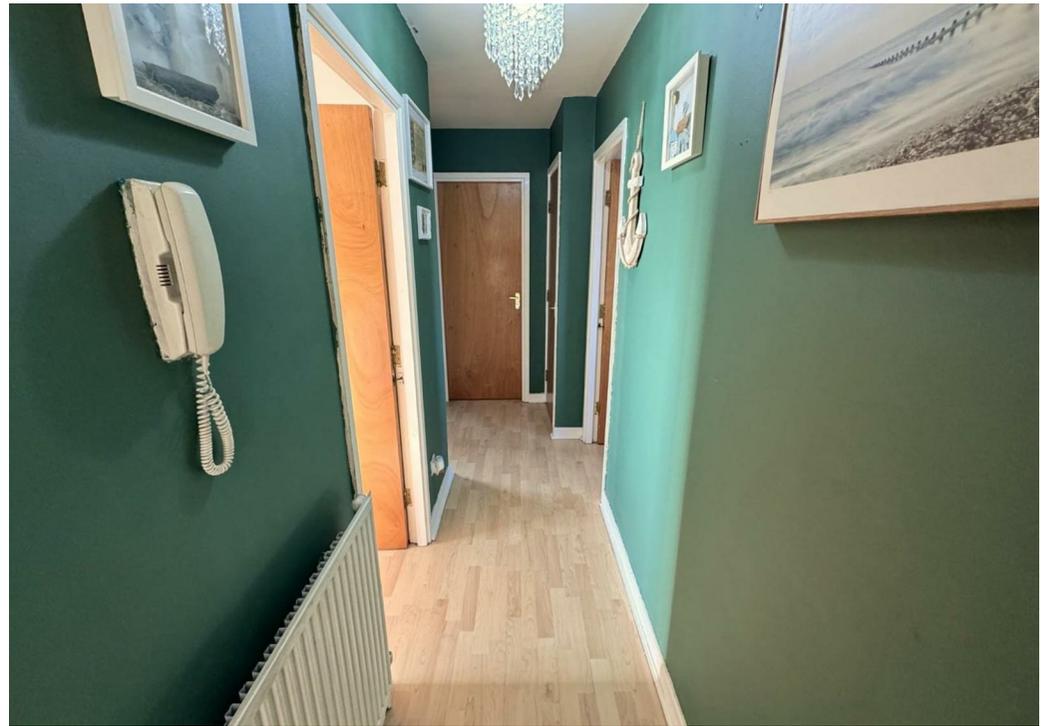
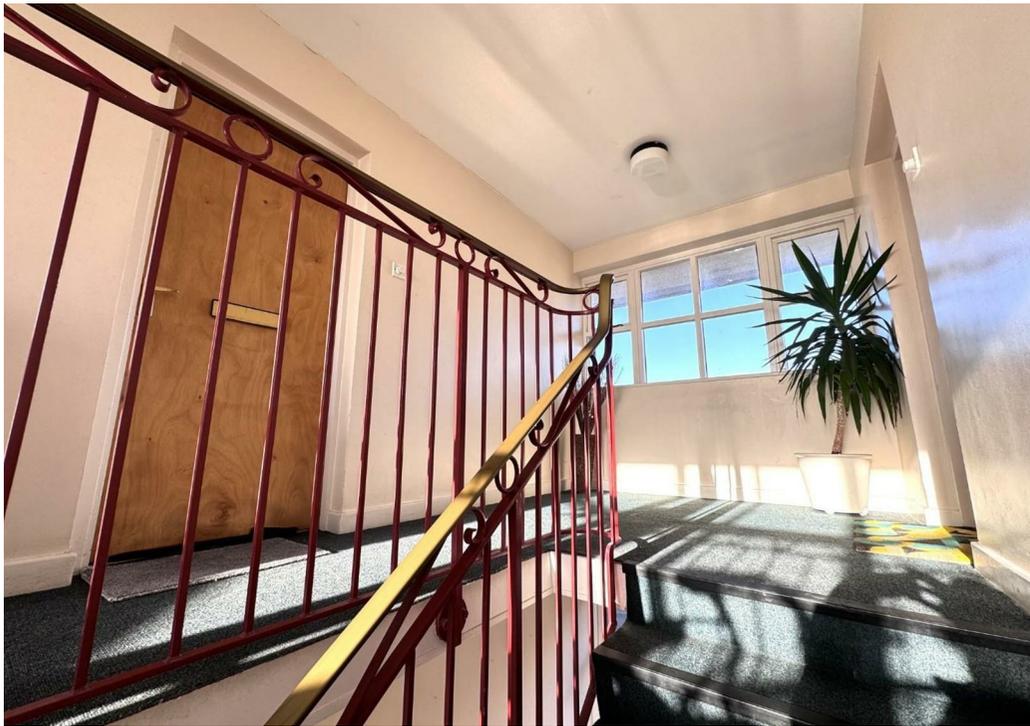


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ESTATE AGENTS

Compass House, Trident Close Marina, TS24 0XP

*** VIEWING RECOMMENDED *** A beautifully positioned second floor apartment offering spacious accommodation, with two good size bedrooms and stunning sea views from the balcony. Compass House is pleasantly positioned off Maritime Avenue in a quiet spot, with a beautiful sea front position. The apartments enjoy ample parking and secure telecom entry. The accommodation is warmed by gas central heating and briefly comprises: entrance hall through to a generous lounge with patio doors opening to a delightful balcony with stunning views. The kitchen is fitted with units to base and wall level and offers space for free standing appliances. The hall provides further access to two good size bedrooms and the bathroom which incorporates a three piece white suite. An ideal purchase for a variety of buyers including first time buyers and investors with the possibility of selling with a tenant in situ.











COMMUNAL ENTRANCE

Accessed via telecom entry phone, stairs to each floor.

SECOND FLOOR APARTMENT

ENTRANCE HALL

Accessed via secure entrance door with spyhole, fitted with laminate flooring, built-in storage cupboard, single radiator.

LOUNGE

16'2" x 13'3" (4.93m x 4.04m)

A good sized lounge with double glazed patio doors opening to a delightful balcony with stunning sea views, modern laminate flooring, coving to ceiling, double radiator, access to:

KITCHEN

9'5" x 7'3" (2.87m x 2.21m)

Fitted with white gloss units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with dual taps, tiling to splashback, recess for cooker, fridge/freezer and washing machine, wall mounted gas central heating boiler, laminate flooring, window, radiator with cover.

BEDROOM ONE

12' x 9'4" (3.66m x 2.84m)

A good sized master bedroom with laminate flooring, window and double radiator.

BEDROOM TWO

14'6" x 7'2" (4.42m x 2.18m)

Laminate flooring, window, double radiator.

BATHROOM/WC

10'9" x 7' (3.28m x 2.13m)

Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, folding shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, built-in storage cupboard, extractor fan, window, single radiator.

BALCONY

With stunning sea views.

EXTERNALLY

The property features a balcony with stunning sea views, with ample parking on site.

NB 1

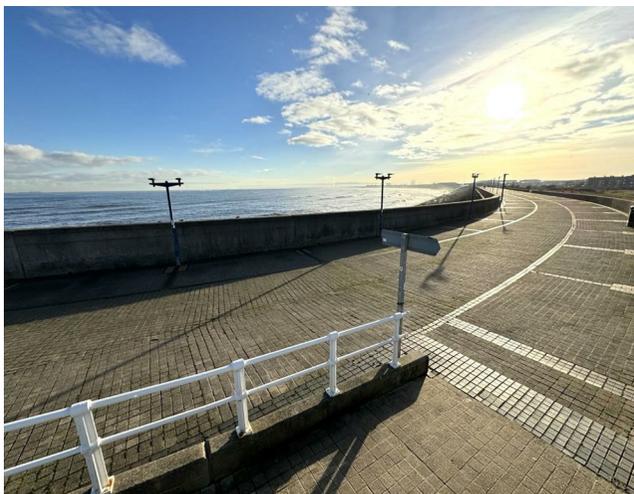
The property is of leasehold tenure and has a yearly maintenance charge.

NB 2

The property comes with an allocated parking space.

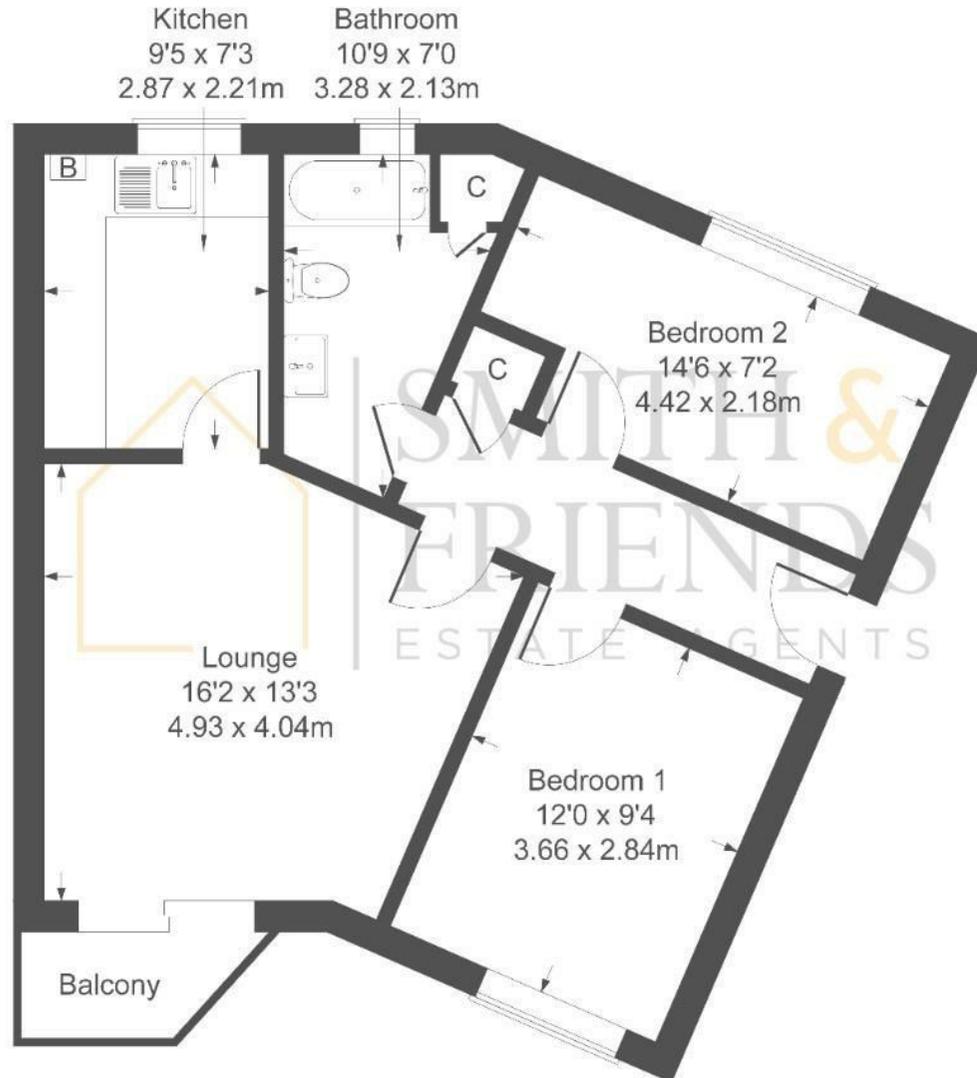
NB 3

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.



11 Compass House

Approximate Gross Internal Area
615 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	76
(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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