



**Mansion House, Fleet Avenue, TS24 0WN**  
**2 Bedroom Apartment - Penthouse**  
**Offers Over £240,000**

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



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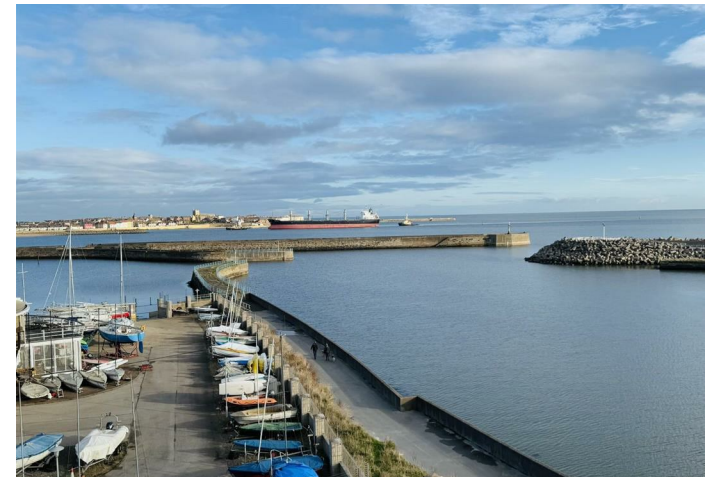
# Mansion House

## Fleet Avenue Hartlepool TS24 0WN

An impressive penthouse apartment located in an exclusive part of the Marina with beautiful sea views. This executive style apartment comes furnished with quality items, complementing the modern fixtures and fittings on offer. The accommodation is spread over two floors and features TWO DOUBLE BEDROOMS to the first floor, additional lower level bedroom/study, contemporary open plan lounge/dining room, bathroom and en-suite to the master bedroom. With breath-taking views from multiple rooms, an internal viewing comes highly recommended. Other pleasing features include secure telecom entry system, stairs and lift access to all floors, alarm, uPVC double glazing, gas central heating and allocated parking.

The apartments on Mansion House are accessed via a communal entrance with stairs and lift access to each floor. On entering the apartment is a welcoming hall with stairs to the upper floor, featuring glass balustrading and useful under stairs cloaks cupboard. The generous lounge/dining room incorporates French doors to the balcony with stunning sea views. The kitchen is fitted with modern units, granite worktops and a range of integrated appliances. A useful study/bedroom and main bathroom complete the lower floor, with a further two generous bedrooms to the upper floor, both with fitted wardrobes, the master being served by a modern en-suite shower room. Externally is allocated parking and visitors parking close by.

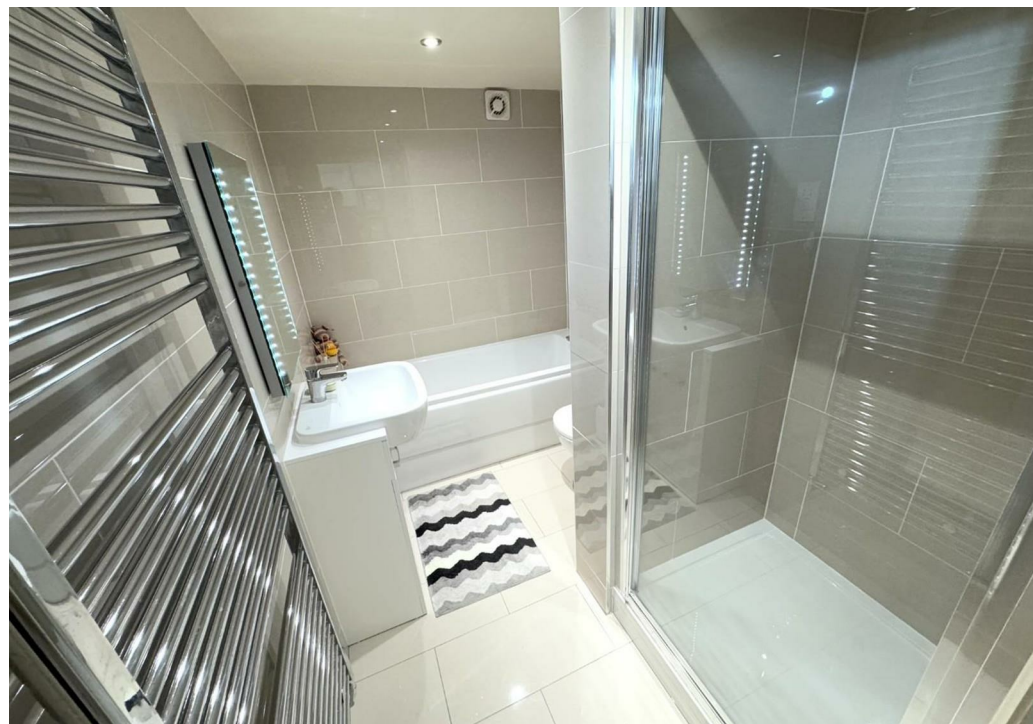
An exciting opportunity for those seeking an exclusive Marina apartment. VIEWING RECOMMENDED.



















## PENTHOUSE APARTMENT

### COMMUNAL ENTRANCE

Accessed via telecom entry system, stairs and lift access to each floor.

### ENTRANCE HALL

Secure entrance door with spyhole, modern laminate flooring, turned stairs to the upper floor with glass balustrading, useful cloaks cupboard, convector radiator.

### OPEN LOUNGE & DINING ROOM

11' x 29'3 (3.35m x 8.92m)

An enviable place for entertaining family and friends, whilst making the most of the stunning views on offer, with uPVC double glazed French doors opening to the balcony, uPVC double glazed window, modern laminate flooring, inset spotlights to the ceiling, two modern convector radiators, access into the kitchen.

### BALCONY

Glass fronted balcony with composite decking and stunning sea views.

### KITCHEN AREA

14'7 x 8'3 (4.45m x 2.51m)

Fitted with a modern range of 'shaker' style units to base and wall level with complementing granite work surfaces and matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor over and three drawer base unit below, downlighting to eye level units, integrated fridge/freezer, washer/dryer and dishwasher, uPVC double glazed window, modern laminate flooring, inset spotlights to the ceiling.

### STUDY/BEDROOM THREE

7'3 x 10'6 (2.21m x 3.20m)

uPVC double glazed window, modern laminate flooring, inset spotlights to the ceiling, convector radiator.

### MAIN BATHROOM

8'11 x 5'11 (2.72m x 1.80m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with mixer tap, separate shower

cubicle, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiling to walls and flooring, illuminated vanity mirror, extractor fan, chrome heated towel radiator.

## UPPER FLOOR ACCOMMODATION

### LANDING

Access to bedrooms, double glazed 'Velux' style window, fitted carpet, convector radiator.

### BEDROOM ONE

11'2 x 13'10 (3.40m x 4.22m)

A generous master bedroom with uPVC double glazed window allowing superb sea views, fitted wardrobe, fitted carpet, inset spotlights to the ceiling, convector radiator.

### EN-SUITE SHOWER ROOM/WC

5'7 x 9'11 (1.70m x 3.02m)

Fitted with a modern three piece suite and chrome fittings comprising: corner cubicle with chrome frame, overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive tiling to walls and flooring, inset spotlights and extractor fan to the ceiling, eaves storage, chrome heated towel radiator.

### BEDROOM TWO

16'2 x 8'6 (4.93m x 2.59m)

Fitted wardrobes and matching drawers adjacent, eaves storage, two double glazed 'Velux' style windows, fitted carpet, inset spotlights to the ceiling, convector radiator.

### EXTERNALLY

The apartment comes with an allocated parking space and visitors parking close by.

### 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.









Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1130.54 ft<sup>2</sup>  
105.03 m<sup>2</sup>

**Balconies and terraces**

42.84 ft<sup>2</sup>  
3.98 m<sup>2</sup>

**Reduced headroom**

32.69 ft<sup>2</sup>  
3.04 m<sup>2</sup>

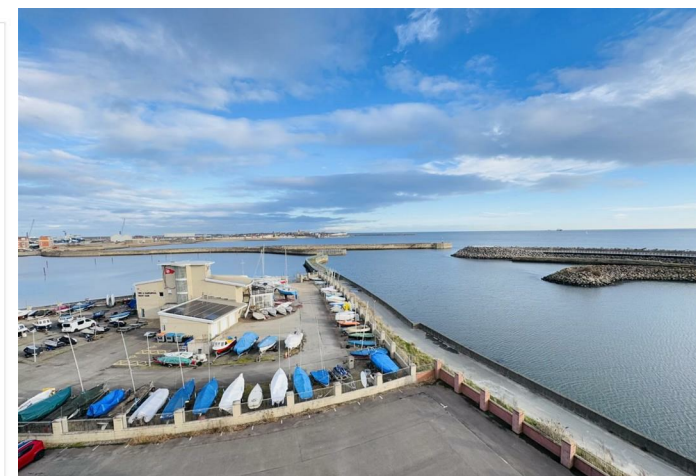
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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