



Mariners Point, Marina, TS24 0FB
2 Bed - Apartment
£94,995

Council Tax Band: C
EPC Rating: D
Tenure: Leasehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

***** REDUCED WAS £100,000 NOW £94,995*** *** NO CHAIN INVOLVED *** IDEAL INVESTMENT OPPORTUNITY *** CAN BE SOLD WITH A LONG TERM SITTING TENANT ***** A rarely available two bedroom GROUND FLOOR APARTMENT offering spacious accommodation that benefits from gas central heating and uPVC double glazing. The apartments on Mariners Point further benefit from a secure telecom entry system, allocated and visitors parking, whilst offering a beautiful seafront position. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to the entrance hall with storage cupboard and access to a generous open plan lounge/dining room which leads directly into the modern kitchen with a range of built-in appliances. The lounge area features a French door providing additional access to the apartment. The hall also provides access to both bedrooms with built-in double wardrobes, the master with 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.** Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



GROUND FLOOR APARTMENT

COMMUNAL ENTRANCE

Accessed via telecom entry system. Stairs and lift access to other floors.

PRIVATE ENTRANCE VESTIBULE

Accessed via secure entrance door, Kardean flooring, internal door to the hall.

ENTRANCE HALL

A long entrance hall with matching Kardean flooring, built-in storage cupboard, convector radiator.

GENEROUS LOUNGE/DINING ROOM

26'7 x 17'10 (8.10m x 5.44m)

A spacious open plan lounge/dining room with uPVC double glazed French door and matching side screen, uPVC double glazed window to the rear, matching Kardean flooring, television point, two convector radiators.

KITCHEN AREA/BREAKFAST AREA

9'11 x 8'6 (3.02m x 2.59m)

Fitted with a range of 'beech shaker' style base, wall and drawer units with 'black granite' style working surfaces in a 'U' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring hob with built-in stainless steel 'chimney' style canopy housing illuminated recirculating fan above, built-in stainless steel electric oven to side with microwave oven above, integrated fridge with separate freezer, recess for dishwasher, recess for washing machine, complementary tiling to splashback, Kardean flooring, uPVC double glazed window to the rear.

BEDROOM ONE

13'7 x 9'9 (4.14m x 2.97m)

Built-in double wardrobe, uPVC double glazed window, fitted carpet, convector radiator.

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with space saving folding door, pedestal wash hand basin with chrome dual taps, close coupled WC, 'marble' effect tiling to part walls with matching tiling to floor, extractor fan, shaver point.

BEDROOM TWO

13'7 x 10'2 (4.14m x 3.10m)

Built-in double wardrobe, uPVC double glazed window, fitted carpet, convector radiator.

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, 'marble' effect tiling to part walls with matching tiling to floor, built-in airing cupboard housing Worcester gas central boiler, electric chrome heated towel rail, extractor fan.

OUTSIDE

The property features allocated parking and visitors parking.

NB 1

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

NB 2

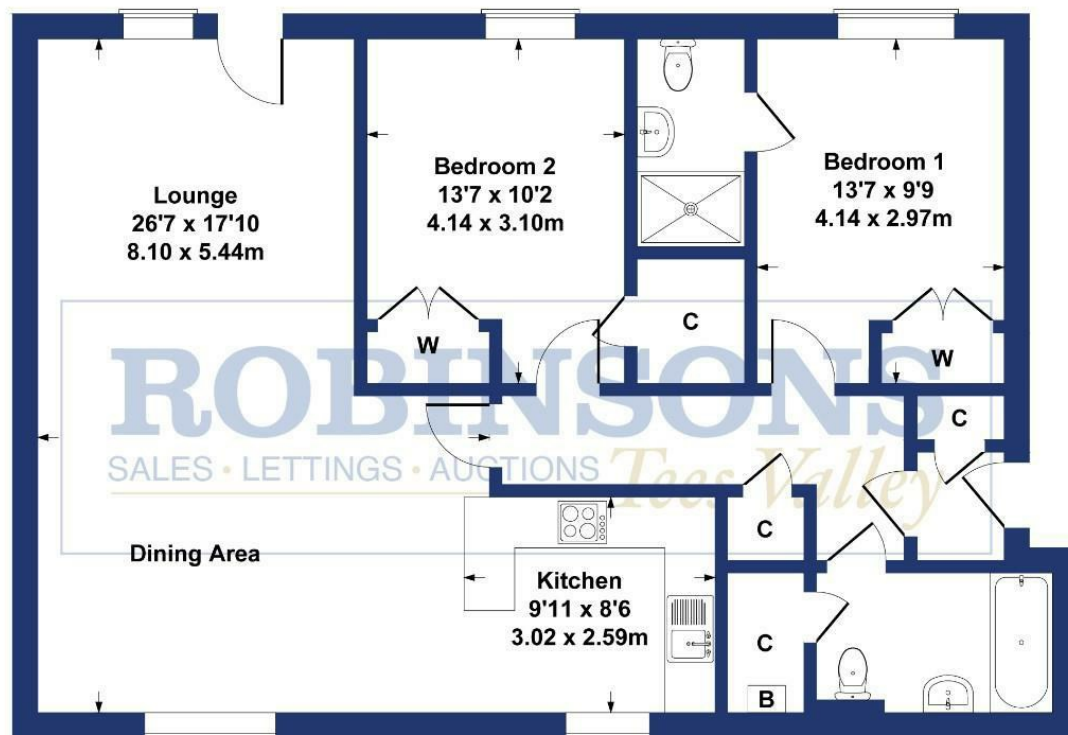
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Mariners Point

Approximate Gross Internal Area
1025 sq ft - 95 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



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		
		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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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