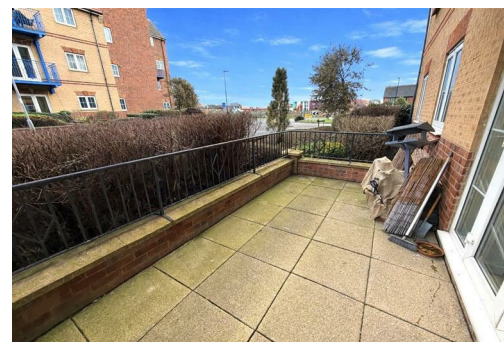




****REDUCED****A modern two bedroom, self contained ground floor apartment which has its own private entrance hall and access. The apartment features gas central heating via a combination boiler and benefits from uPVC double glazing. The floor plan briefly comprises: 'L' shaped entrance hall, spacious lounge with French doors leading to a pleasant patio, fitted kitchen/breakfast room which includes a built-in oven and hob, two bedrooms, the master bedroom with sliding wardrobes, and a bathroom/WC which is fitted with a three piece white suite. Externally, the apartment has an allocated car parking space and patio. It is located in the highly regarded Marina development which has local shopping and leisure facilities within strolling distance. The apartment is being sold with a long term tenant in situ, tenancy details can be provided upon request.

Fleet House, Admiral Way, Hartlepool, TS24 0XG

2 Bed - Apartment

£89,950

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Fleet House, Admiral Way, Hartlepool, TS24 0XG



GROUND FLOOR

PRIVATE ENTRANCE HALL

Entrance door, single radiator, two built-in storage cupboards, one housing wall mounted gas combination boiler.

SPACIOUS LOUNGE

16' x 12'3 (4.88m x 3.73m)

Double radiator, laminate flooring, uPVC double glazed French doors with matching side screens which lead to a paved patio.

KITCHEN/BREAKFAST ROOM

12'2 x 7'9 (3.71m x 2.36m)

Fitted with a range of base, wall and drawer units with 'marble' effect working surfaces in an 'L' shaped layout incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in electric oven below, illuminated recirculating fan above, cream tiling to splashback, uPVC double glazed window, laminate flooring, radiator with cover included.

BEDROOM 1

11'11 x 10'2 (3.63m x 3.10m)

Fitted sliding wardrobes to one wall, small under stairs storage cupboard, uPVC double glazed window, convector radiator, laminate flooring.

BEDROOM 2

12'5 x 8'6 (3.78m x 2.59m)

uPVC double glazed window, convector radiator, laminate flooring.

BATHROOM/WC

7'8 x 6'10 (2.34m x 2.08m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiling to walls, uPVC double glazed opaque window, double radiator, extractor fan.

OUTSIDE

The property has a paved patio which is enclosed by wrought iron railings.

NB 1

The apartment has an allocated car parking space.

NB 2

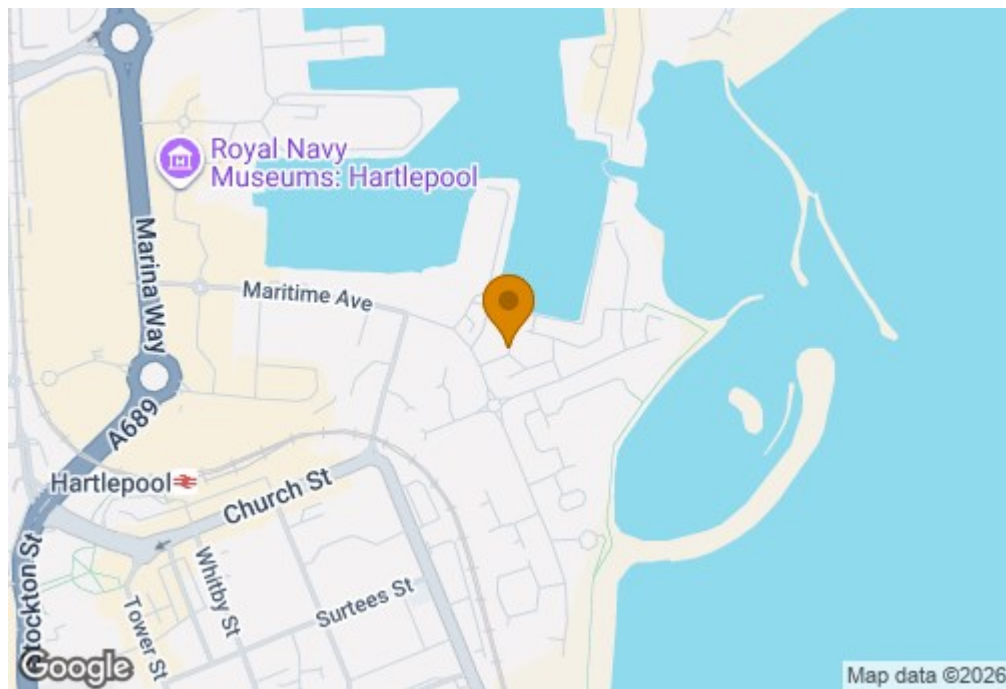
The property is of leasehold tenure and has a yearly maintenance charge.

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.



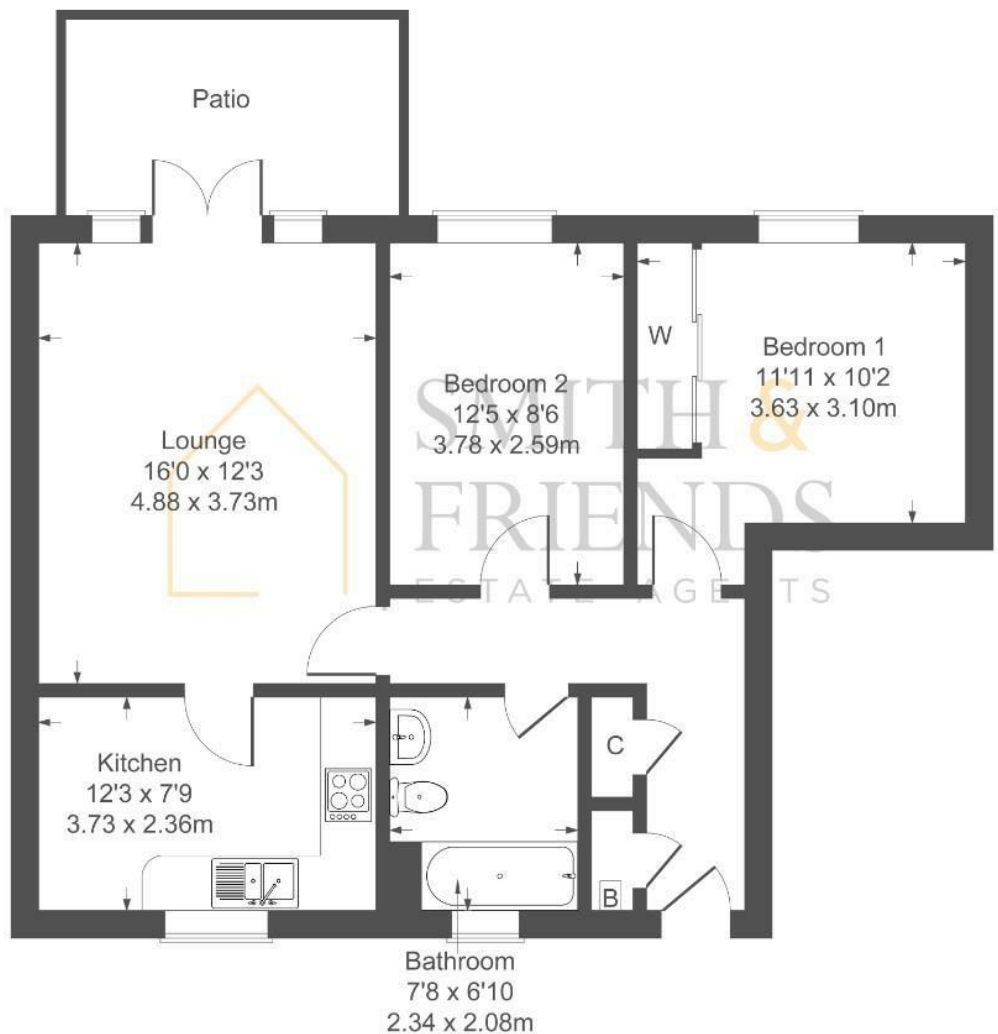
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Fleet House

Approximate Gross Internal Area
703 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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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