



Mayflower House, Marina, TS24 0WG
2 Bed - Apartment
£124,950

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

**** NO CHAIN INVOLVED ** AVAILABLE IMMEDIATELY **** An impressive first floor apartment situated in a highly desirable position on the popular Marina development with outstanding views over the Marina. The apartments on Mayflower House are accessed via a secure telecom entry system, with stairs and LIFT ACCESS to all floors, making the apartment ideal for a variety of buyers. The apartment should prove economical to manage with gas central heating and uPVC double glazing throughout, whilst in brief the layout comprises: entrance hall with useful cloaks cupboard, generous lounge with French doors opening to a delightful balcony overlooking the Marina. The kitchen is fitted with units to base and wall level and includes a range of built-in appliances. The hall also provides access to both bedrooms, the master with built-in wardrobes, they are served by the bathroom which incorporates a four piece suite and chrome fittings. The apartments on Mayflower House benefit from an owned parking bay, with visitors parking close by. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





COMMUNAL ENTRANCE

Stairs and lift access to all floors.

ENTRANCE HALL

Accessed via secure entry door, fitted carpet, double storage cupboard, telecom entry phone, convector radiator, access to;

LOUNGE

16'7 x 12'4 (5.05m x 3.76m)

A spacious lounge offering a high degree of natural light with a feature window incorporating uPVC double glazed French doors with matching side screens to the sun BALCONY, fitted carpet, television point, convector radiator, access to kitchen.

KITCHEN

10'8 x 8'5 (3.25m x 2.57m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, pelmet above with downlight, built-in electric oven with microwave above (in need of attention), separate four ring gas hob with illuminated three speed extractor hood over, all finished in brushed stainless steel, fitted three drawer unit below hob, integrated fridge/freezer, integrated washer dryer, integrated dishwasher, concealed gas central heating boiler, modern laminate flooring, inset spotlighting to ceiling, uPVC double glazed window with attractive Marina views, convector radiator.

BEDROOM ONE

12'6 x 9'3 (3.81m x 2.82m)

A good sized master bedroom with built-in wardrobes incorporating hanging rails and shelving, fitted carpet, uPVC double glazed window, television point, convector radiator.

BEDROOM TWO

9'2 x 8'6 (2.79m x 2.59m)

A good sized guest bedroom with uPVC double glazed window, fitted carpet, convector radiator.

BATHROOM/WC

Fitted with a four piece white suite comprising: panelled bath with chrome dual taps, corner shower cubicle with twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls,

fitted extractor, fitted carpet, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, convector radiator.

EXTERNALLY

The apartment features a delightful sun balcony with access from the lounge. The apartment also has the benefit of an owned parking bay, whilst visitors parking is close by.

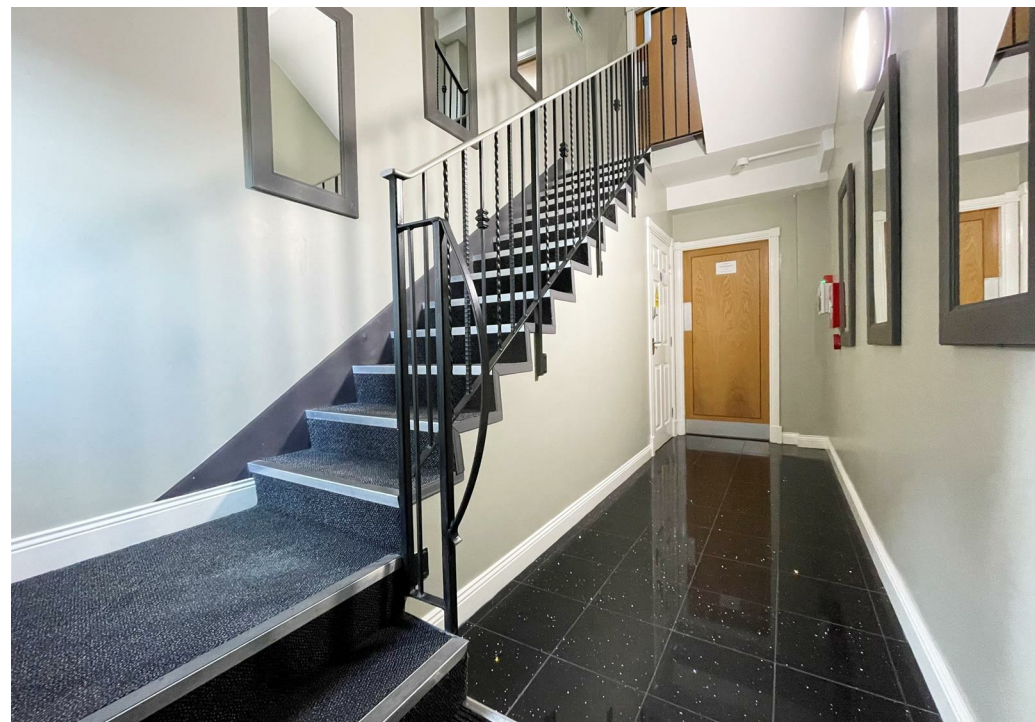
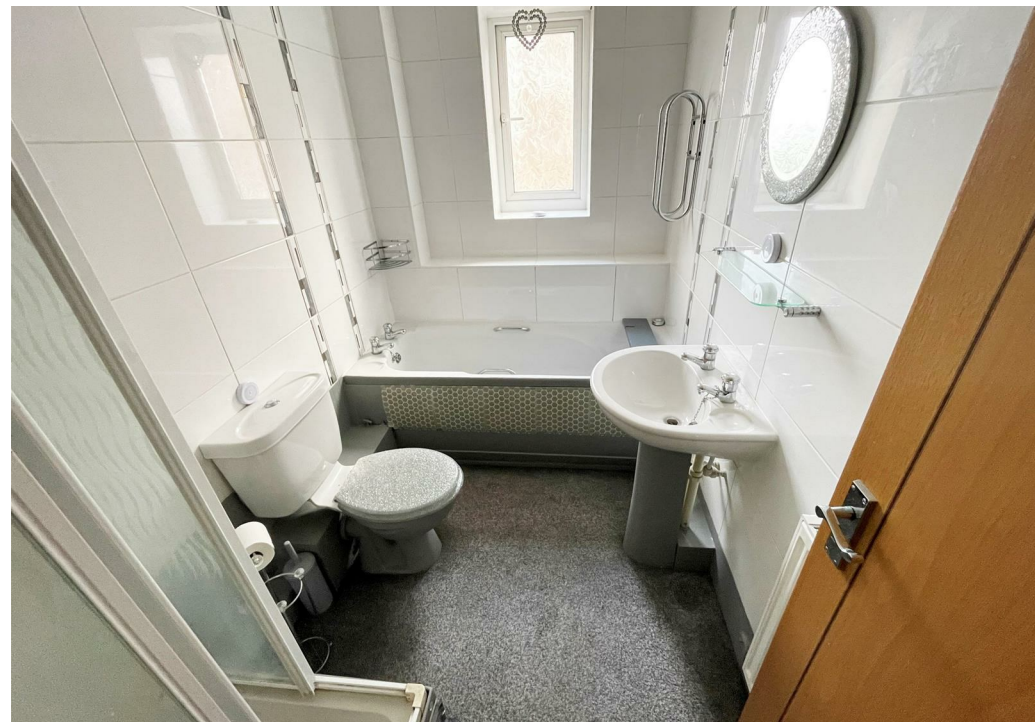
NB 1

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

NB 2

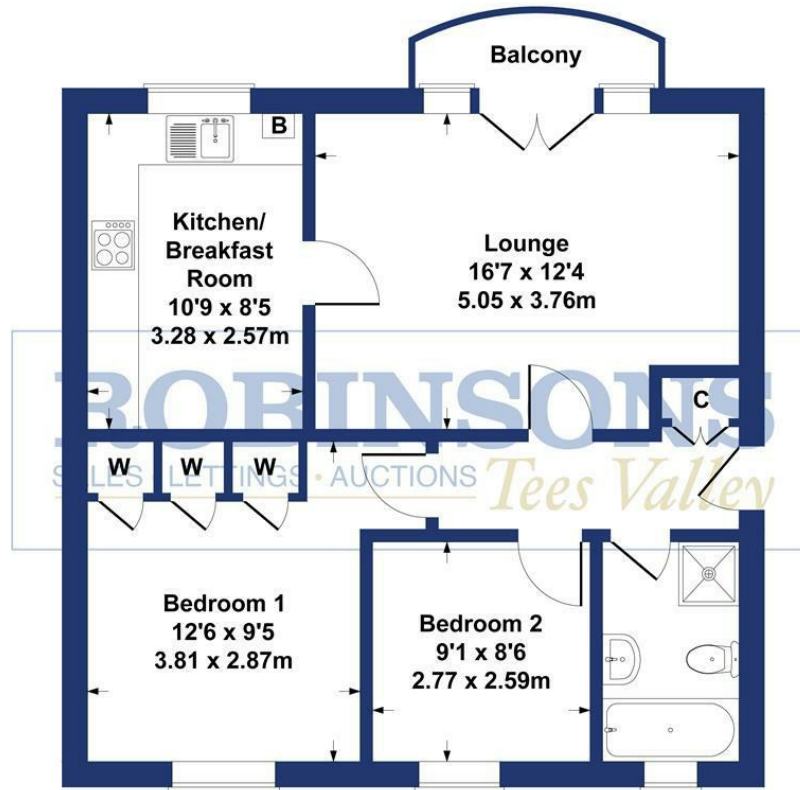
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Mayflower House

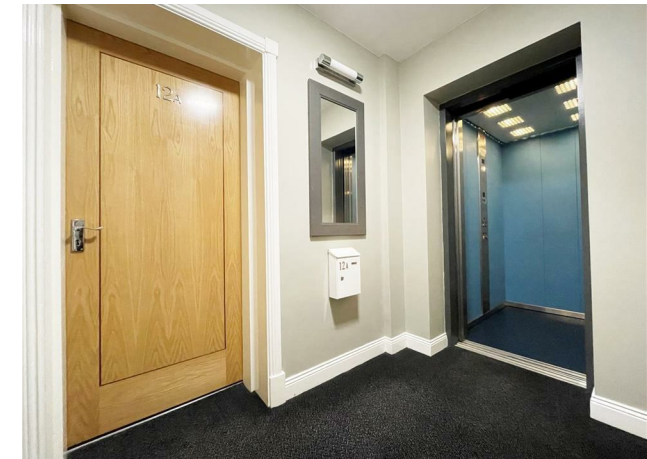
Approximate Gross Internal Area
646 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (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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