



*** NO CHAIN INVOLVED *** A modern two bedroom second floor apartment. It occupies a pleasant position being on the top floor, with views across Hartlepool. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: communal entrance via secure entry system with staircase to all floors. The apartment has a private entrance hall, spacious lounge with uPVC double glazed French doors opening to a delightful 'Juliet' style balcony, fitted kitchen which includes built-in appliances. The hall gives further access to two bedrooms which are served by the bathroom/WC which is fitted with a three piece white suite. Externally, Strawberry Apartments offer communal grounds, allocated parking and visitors parking on site. EPC RATING: B

**Strawberry Apartments, Lady Mantle
Close, Hartlepool, TS26 0RP**
2 Bed - Apartment
£70,000
EPC Rating: C
Council Tax Band: B
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Strawberry Apartments, Lady Mantle Close, Hartlepool, TS26 0RP



COMMUNAL ENTRANCE

Access via telecom intercom system, staircase to all floors.

ENTRANCE HALL

Convactor radiator, storage cupboard.

LOUNGE/DINING ROOM

12'5 x 20'4 (3.78m x 6.20m)

uPVC double glazed window, uPVC double glazed French doors with 'Juliet' style balcony, two convactor radiators, opening into:

KITCHEN

12'3 x 6'6 (3.73m x 1.98m)

uPVC double glazed window, fitted units with worktops, and co-ordinating splashback, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and built-in electric oven, plumbing for washing machine, space for fridge and freezer.

BEDROOM ONE

10'10 x 10'7 (3.30m x 3.23m)

uPVC double glazed window, convactor radiator.

BEDROOM TWO

12'6 x 7'6 (3.81m x 2.29m)

uPVC double glazed window, convactor radiator, loft access.

BATHROOM/WC

6'7 x 9'4 (2.01m x 2.84m)

uPVC double glazed window, fitted with a modern white and chrome suite comprising of: panelled bath with mains shower over, glass shower screen, pedestal wash hand basin, low level low WC, convactor radiator, extractor.

EXTERNALLY

Allocated car parking space.

NB 1

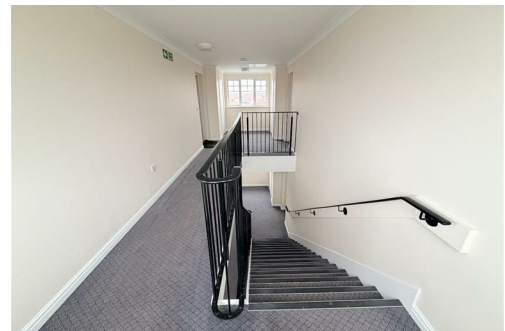
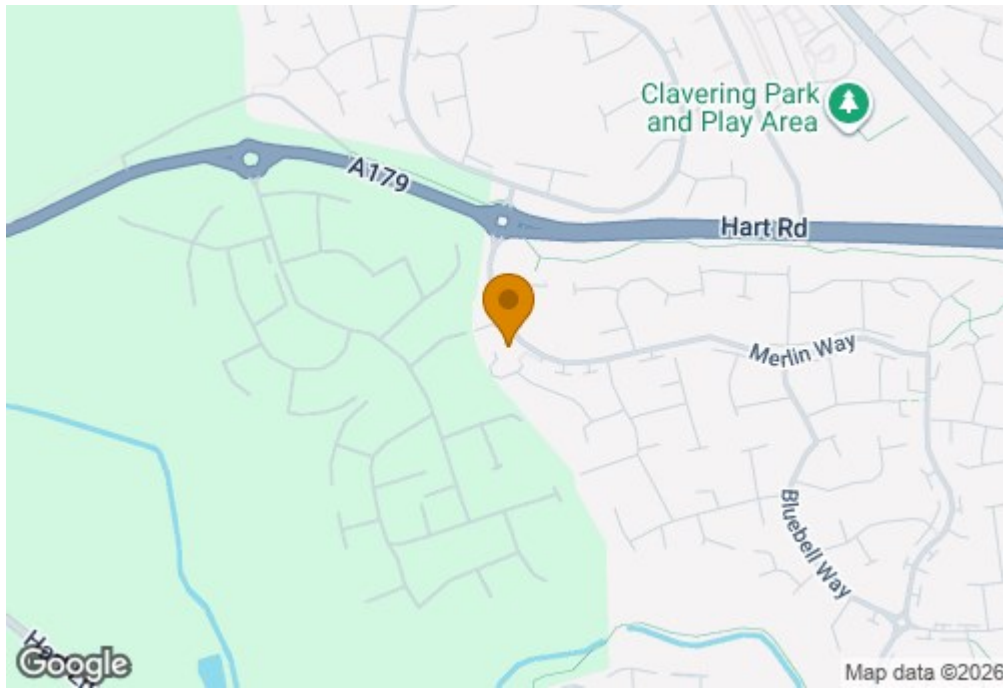
All services/appliances have not and will not be tested.

NB 2

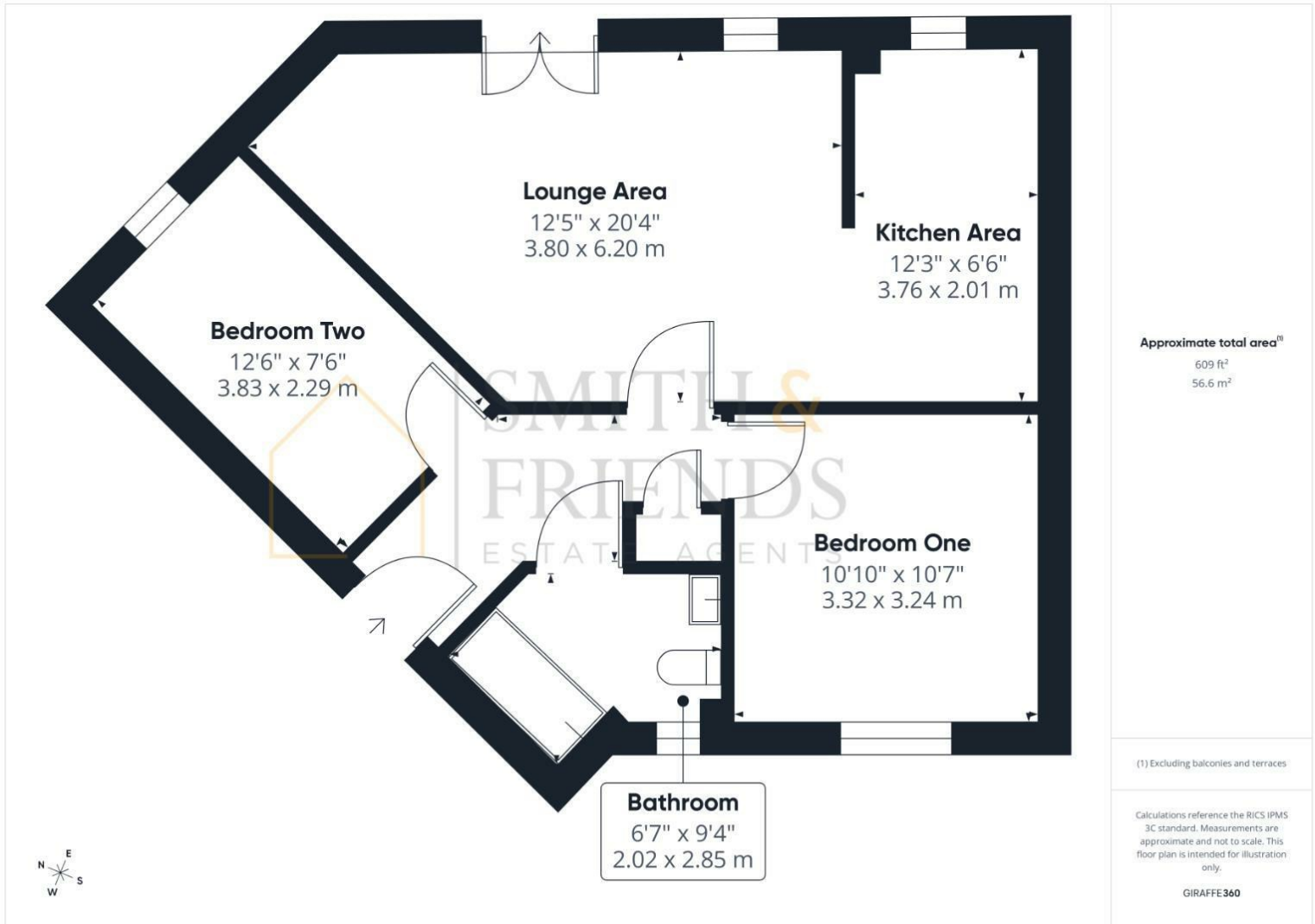
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Hartlepool, TS26 0RP**



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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	78	80
(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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