24 Strawberry Apartments Hartlepool TS26 0RP

We are acting in the sale of the above property and have received an offer of £65,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** 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**
**£60,000**
**EPC Rating: C**
**Council Tax Band: B**
**Tenure: Leasehold**

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

**COMMUNAL ENTRANCE**
Access via telecom intercom system, staircase to all floors.

**ENTRANCE HALL**
Convector 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 convector 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, convector radiator.

**BEDROOM TWO**
**12'6 x 7'6 (3.81m x 2.29m)**
uPVC double glazed window, convector radiator, loft access.

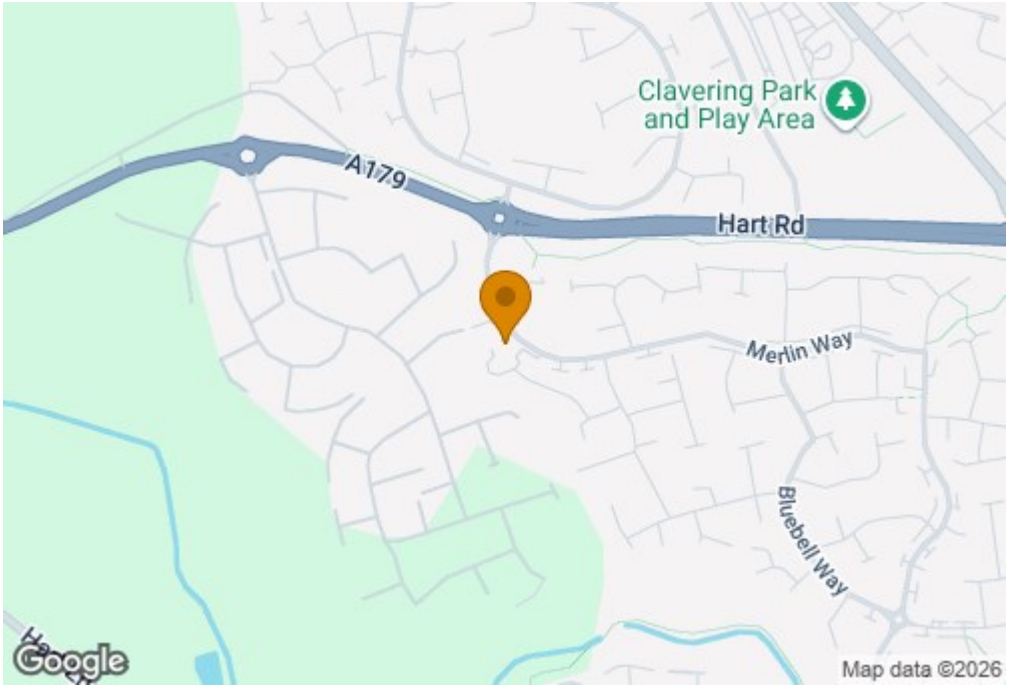
**BATHROOM/WC**
**6'7 x 9'4 (2.01m x 2.84m)**
uPVC double glazed window, fitted with a modern white and chrome suite comprising of: panelled bath with mains shower over, glass shower screen, pedestal wash hand basin, low level low WC, convector radiator, extractor.

**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.

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



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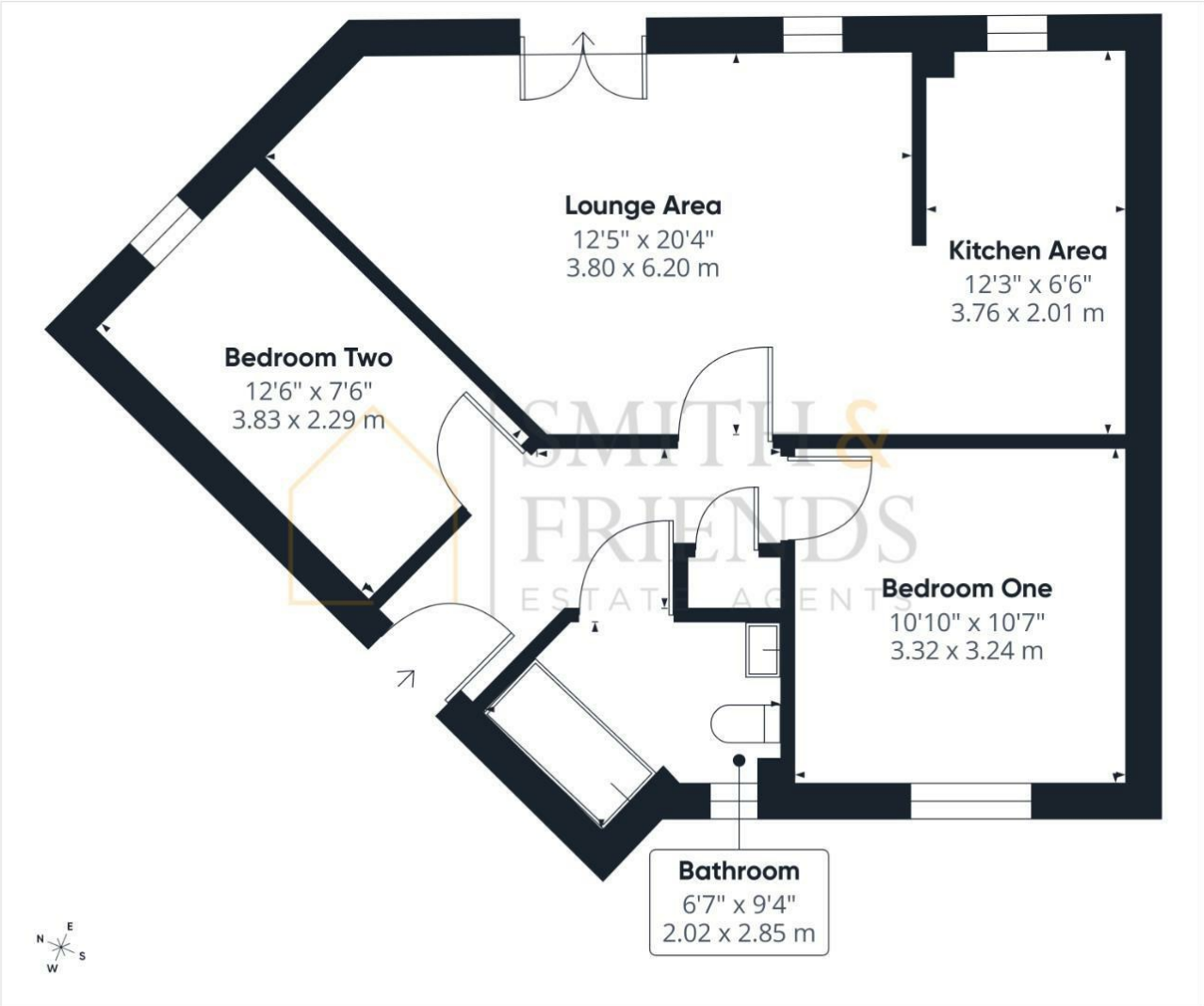


Approximate total area(1)
609 ft²
56.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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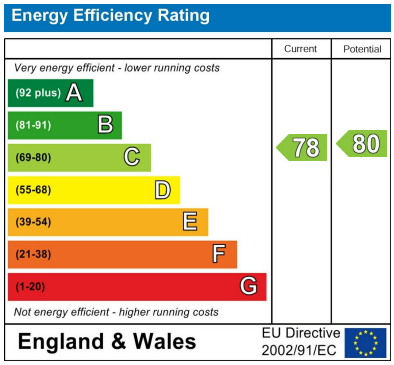


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.


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