



**\*\*\* NO CHAIN INVOLVED \*\*\*** A rarely available two bedroom TOP FLOOR APARTMENT offering spacious accommodation that benefits from a modern kitchen, bathroom and en-suite. The apartments on Mariners Point further benefit from a secure telecom entry system, allocated parking and stairs and lift access, whilst offering a beautiful seafront position which can only truly be appreciated on inspection. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with storage cupboard and access to a generous open plan lounge/dining room which leads directly into the modern kitchen with integrated appliances. The lounge area features a French door which opens to the balcony with stunning sea views. The hall also provides access to both bedrooms, with built-in double wardrobes, the master with a modern 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. EPC RATING: C**

**Mariners Point, Hartlepool, TS24 0FB**

**2 Bedroom - Apartment**

**£85,000**

**EPC Rating: D**

**Tenure: Leasehold**

**Council Tax Band: C**



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## GROUND FLOOR

### COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs and lift access to each floor.

## TOP FLOOR APARTMENT

### ENTRANCE HALL

Accessed via secure entrance door, Karndean flooring, useful cloaks cupboard with additional storage cupboard housing Worcester gas central heating boiler, convector radiator, hatch to loft space, access to:

### OPEN PLAN LOUNGE/DINING ROOM

26'8 x 13'8 (8.13m x 4.17m)

A generous lounge/dining room which features uPVC double glazed French door with matching side screen to the balcony, double glazed Velux window to the rear aspect, fitted carpet, two convector radiators.

### BALCONY

Offering stunning sea views.

### KITCHEN AREA

10' x 8'10 (3.05m x 2.69m)

Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with microwave recess above, separate four ring hob with extractor hood over, white 'brick' style tiling to splashback, space for free standing appliances, uPVC double glazed window, inset spotlighting.

### BEDROOM 1

13'7 x 10'1 (4.14m x 3.07m)

A good sized bedroom with a built-in double wardrobe, uPVC double glazed window offering stunning sea views, convector radiator, access to:

### EN-SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with space saving folding door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, 'marble' style tiling to splashback and flooring, fitted extractor fan.

### BEDROOM 2

13'7 x 10'1 (4.14m x 3.07m)

Built-in double wardrobe, double glazed Velux window, convector radiator.

### BATHROOM/WC

9'7 x 5'6 (2.92m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, 'marble' style tiling to splashback and flooring, double glazed Velux window, heated towel radiator.

### EXTERNALLY

Allocated parking, visitors parking and communal gardens.

### NB 1

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



# Mariners Point, Hartlepool, TS24 0FB

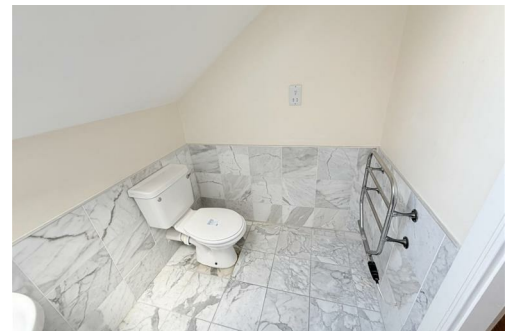


## NB 2

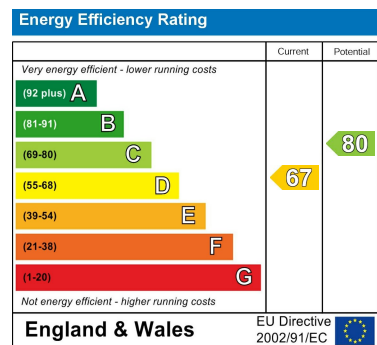
All services/appliances have not and will not be tested.

## 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.



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. We 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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