

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A pleasantly positioned one bedroom FIRST FLOOR APARTMENT on the popular Marina development, close to amenities and transport links. The apartment is likely to appeal to a first time buyer, those looking to downsize or possible investment opportunity with a previous rental income of £550PCM (8.5% YIELD). The accommodation features well proportioned rooms, is warmed by gas central heating and benefits from uPVC double glazing. The apartments at Chart House come with allocated parking, secure telecom entry and stair access to each floor. The internal layout comprises: entrance hall, generous open plan lounge into the kitchen/dining area, the kitchen including units to base and wall level with a range of built-in and integrated appliances. The lounge area features French doors to the balcony. The hall provides further access to the bedroom, with built-in wardrobes, and the bathroom which is fitted with a four piece suite and chrome fittings.

**Chart House, Fleet
Avenue, Hartlepool, TS24 0WB**
1 Bed - Apartment
£76,500
EPC Rating: C
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Chart House, Fleet Avenue, Hartlepool, TS24 0WB



FIRST FLOOR APARTMENT

COMMUNAL ENTRANCE

Accessed via secure telecom entry, stairs to each floor.

ENTRANCE HALL

6'4 x 3'8 (1.93m x 1.12m)

Accessed via secure entrance door with spyhole, telecom entry phone, access to:

OPEN PLAN LOUNGE/KITCHEN/DINING

21'6 x 10'10 (6.55m x 3.30m)

LOUNGE AREA

uPVC double glazed French doors to the balcony, uPVC double glazed window, television point, modern vertical radiator.

KITCHEN/DINING AREA

Fitted with a range of units to base and wall level with contrasting worktops, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, electric double oven with four ring hob above and extractor over, integrated fridge/freezer, washing machine and dishwasher, tiled splashback, laminate flooring, uPVC double glazed window, inset spotlights to ceiling.

BEDROOM

12'5 x 8'10 (3.78m x 2.69m)

A good size bedroom with built-in wardrobes, uPVC double glazed window, convector radiator.

BATHROOM/WC

8'4 x 6'4 (2.54m x 1.93m)

Fitted with a four piece suite and chrome fittings comprising: panelled bath with dual taps, shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiled walls, uPVC double glazed window, heated towel radiator.

EXTERNALLY

The property benefits from a balcony and allocated parking space.

NB

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.

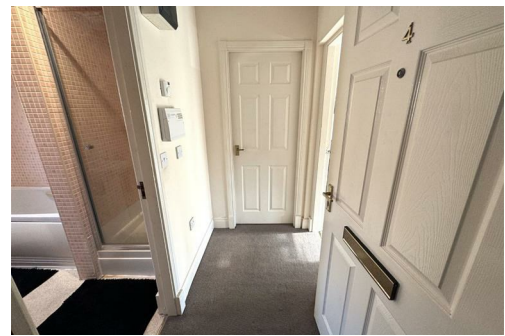
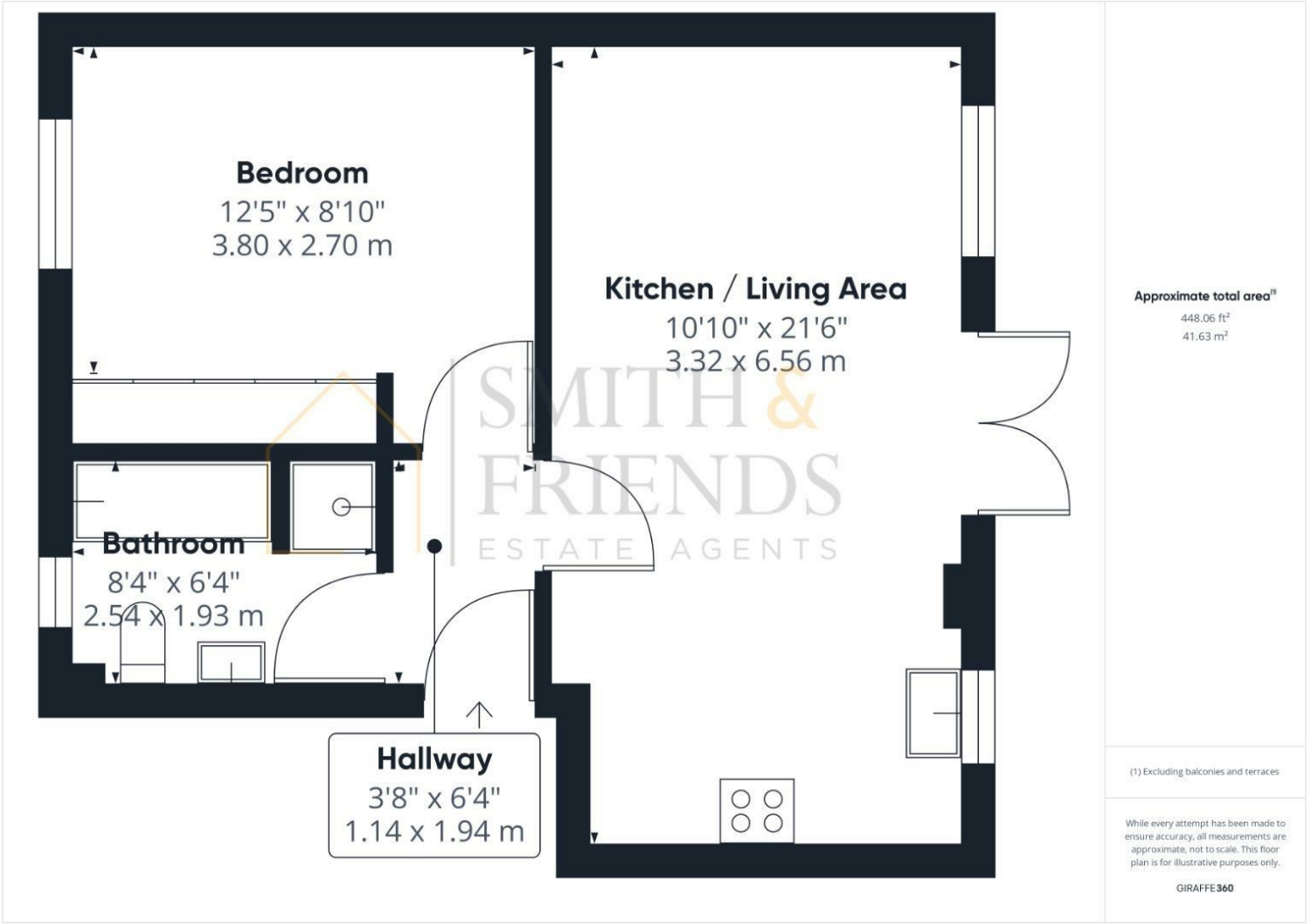


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales	EU Directive 2002/91/EC	

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