



Laurel Gardens, TS25 4NZ  
2 Bed - Apartment  
100% Ownership £89,950

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## Laurel Gardens Hartlepool, TS25 4NZ

\*\*\*WAS £97,500\*\*\* NO CHAIN INVOLVED \*\*\* A beautiful larger style two bedroom TOP FLOOR APARTMENT with an enviable corner position allowing a distant rooftop view across the town towards the sea. The apartment is offered for sale on a 100% ownership basis and can be sold fully furnished with the majority of the current contents included. Laurel Gardens is specially designed for over 55's, with many facilities for its residents including numerous communal areas including a residents' lounge and delightful garden room, bistro, hair salon, guest suite and laundry. Externally are attractively landscaped communal gardens. The development and apartments have been cleverly designed for a variety of needs including being suitable for wheelchair access, with stairs and lift access to each floor. The apartment itself offers modern and well planned living accommodation which has uPVC double glazing and under floor heating controlled by thermostats. The internal layout briefly comprises: spacious entrance hall with two useful storage cupboards and access to a spacious open plan lounge/kitchen, the lounge area incorporating French doors with 'Juliet' style balcony. The kitchen area is fitted with modern units to base and wall level and includes a built-in oven and hob, alongside a free standing fridge/freezer. The hall also provides access to TWO DOUBLE BEDROOMS and to complete the accommodation is a large wet room/WC. Other features include secure entry phone, fob system and wardens, with emergency pull cord assistance. VIEWING RECOMMENDED.



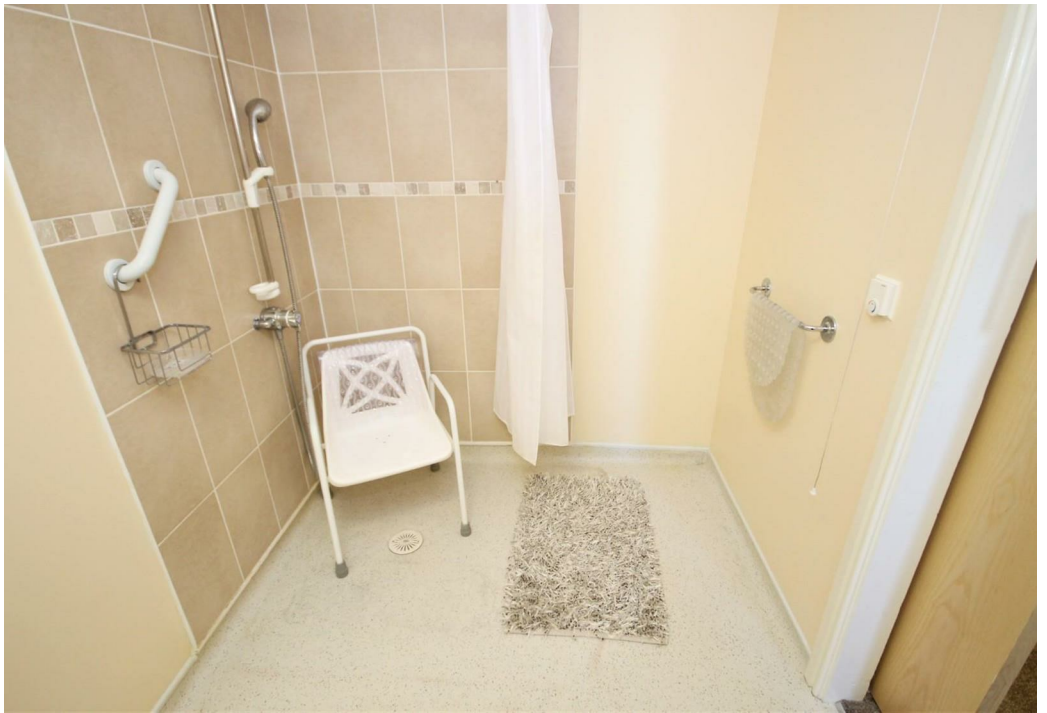
















### **GROUND FLOOR COMMUNAL ENTRANCE**

Via secure entry system is a spacious reception area, bistro, coffee shop, hair salon and administration offices. Stairs and lift access to each floor.

### **ENTRANCE HALL**

A spacious and inviting entrance hall accessed via secure entrance door, fitted carpet with under floor heating, shelved storage cupboard, additional cloaks cupboard, emergency pull cord facility, hatch to loft space.

### **OPEN PLAN LOUNGE/KITCHEN**

25'1 x 13'4 narrowing to 10'10 (7.65m x 4.06m narrowing to 3.30m)

### **LOUNGE AREA**

A pleasant lounge area incorporating uPVC double glazed French doors which open to a 'Juliet' style balcony offering a distant rooftop view of the town towards the sea, uPVC double glazed window, fitted carpet with under floor heating, television and telephone points.

### **KITCHEN AREA**

Fitted with a modern range of 'walnut' style units to base and wall level with contrasting roll-top work surfaces in a 'U' shaped layout incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring electric hob above, attractive tiling to splashback, three drawer unit to base level, recess with plumbing for washing machine, space for free standing fridge/freezer with Kenwood fridge/freezer included, vinyl flooring.

### **MASTER BEDROOM**

12'5 x 11' (3.78m x 3.35m)

A generous master bedroom with uPVC double glazed window, fitted carpet with under floor heating, emergency pull cord facility.

### **BEDROOM 2**

12'5 x 9'2 (3.78m x 2.79m)

A large second bedroom with uPVC double glazed window, fitted carpet with under floor heating, emergency pull cord facility.

### **WET ROOM/WC**

9'2 x 6'1 (2.79m x 1.85m)

Walk-in 'wet room' style shower with chrome shower, wash hand basin with chrome dual taps, low level WC, modern tiling to splashback, non-slip flooring, shaver point, extractor fan, emergency pull cord facility.

### **OUTSIDE**

The residents have use of the landscaped communal gardens which surround the apartments including car park and seating areas.

### **NB 1**

To qualify the purchaser must be 55 years of age or over, any offer to buy this apartment would be subjected to approval by Housing Hartlepool (Thirteen Group). Optional 24/7 care services are available with carers on each floor but not required on the 100% purchase option.

### **NB 2**

The apartment is of leasehold tenure and has a monthly service charge with optional care services that can be discussed further with any interested parties.

### **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.

### **COUNCIL TAX BAND: B**

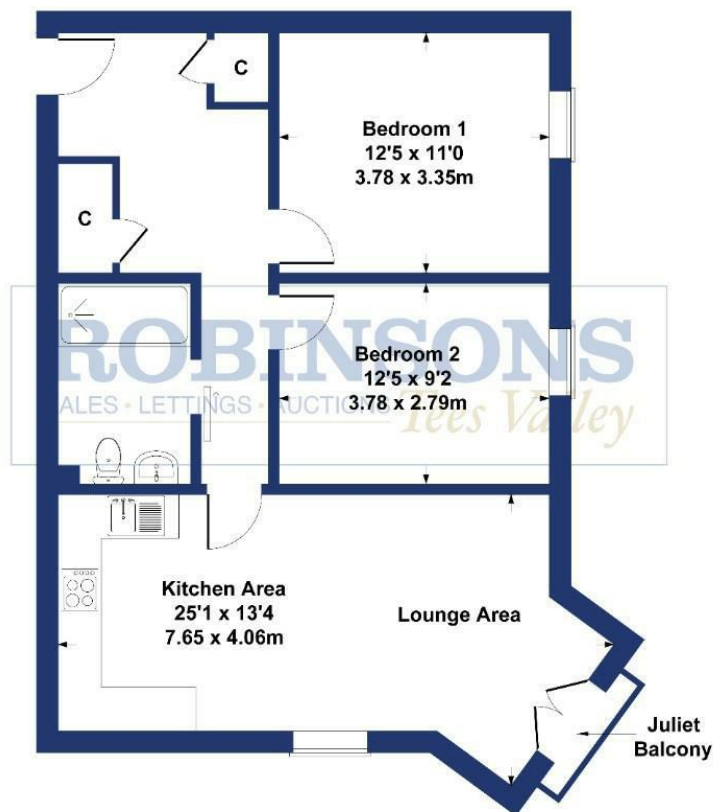






## Laurel Gardens

Approximate Gross Internal Area  
739 sq ft - 69 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	8
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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