



Mansion House, Fleet Avenue, TS24 0WN
2 Bed - Apartment
£259,000

EPC Rating: B
Tenure: Leasehold
Council Tax Band: C



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FRIENDS**
ESTATE AGENTS

Mansion House Fleet Avenue, Hartlepool, TS24 0WN

A stunning two bedroom executive style GROUND FLOOR APARTMENT tucked away in the corner of Mansion House on a popular and sought after part of the Marina development. Offering an enviable position overlooking the water and promenade, with a generous dual aspect patio and stunning open views. Equally as impressive internally with quality fixtures and fittings, superb kitchen, modern bathroom and en-suite facilities. An ideal purchase for those looking to downsize without comprising on space with careful consideration taken to allow generous rooms, with the open plan lounge incorporating a striking corner bay, taking advantage of the views on offer. The apartment further benefits from a secure telecom entry system, CCTV, alarm, gas central heating, uPVC double glazing and allocated parking.

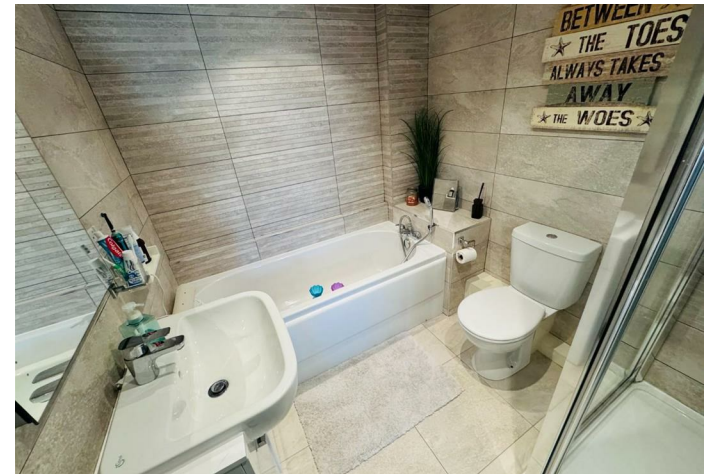
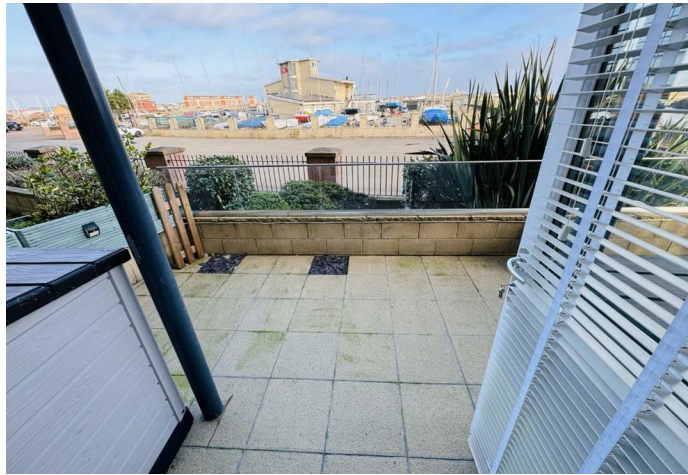
This often admired home briefly comprises: communal entrance, private entrance hall, open plan sitting/dining/kitchen area, with the kitchen featuring high gloss units, integrated appliances, breakfast bar/dining area and French doors to the patio. The hall provides further access to two large bedrooms, both with built-in wardrobes, the master benefitting from an en-suite shower room and French doors to a further patio area. Bedroom two is served by the main bathroom which is fitted with a four piece suite and chrome fittings. Externally, the dual aspect patio allows a great outdoor space, ideal for entertaining, with a raised decked area, glass balustrading, lighting and unrivalled views.

A rare and exciting opportunity, with an internal viewing highly recommended. Contact Smith & Friends today.











GROUND FLOOR APARTMENT

COMMUNAL ENTRANCE

Stairs to each floor, lift access to other apartments, direct access to ground floor apartments.

ENTRANCE HALL

Accessed via secure entrance door with spyhole, useful cloaks cupboard, additional shelved storage cupboard, modern laminate flooring, attractive internal doors, modern convector radiator.

OPEN PLAN SITTING/DINING/KITCHEN AREA

SITTING/LOUNGE AREA

18'2 x 14'3 (5.54m x 4.34m)

Large corner bay incorporating five uPVC double glazed windows allowing stunning views of the water and promenade, feature wall with wall mounted television point, modern laminate flooring, inset spotlighting to ceiling, modern convector radiator.

KITCHEN/DINING AREA

10'4 x 17' (3.15m x 5.18m)

Fitted with an impressive range of gloss units to base and wall level with complementing granite work surfaces incorporating an inset stainless steel sink with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor hood over, all finished in brushed stainless steel, tiling and glass splashback, two integrated fridge and freezers, integrated washer/dryer, integrated dishwasher, recess for wine rack, downlighting to eye-level units, breakfast bar/dining area, matching laminate flooring, inset spotlighting to ceiling, uPVC double glazed French doors to the patio.

BEDROOM ONE

13'6 x 12'5 (4.11m x 3.78m)

A large master bedroom with built-in wardrobes, feature panelled wall, fitted carpet, uPVC double glazed French doors to the patio area, wall mounted television point, modern convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

5' x 7'2 (1.52m x 2.18m)

Fitted with a three piece suite and chrome fittings

comprising: double shower cubicle with chrome frame and glass panelled sliding door, pedestal wash hand basin with chrome mixer tap and illuminated vanity mirror above, close coupled WC, attractive tiling to walls and flooring, extractor fan, chrome heated towel radiator.

BEDROOM TWO

12'2 x 10'5 (3.71m x 3.18m)

Mirror fronted sliding wardrobes, uPVC double glazed window, fitted carpet, wall mounted television point, modern convector radiator.

BATHROOM/WC

6'8 x 8'1 (2.03m x 2.46m)

An impressive bathroom fitted with a four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, corner shower cubicle, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, illuminated vanity mirror above, close coupled WC, attractive tiling to walls and flooring, inset spotlighting and extractor to ceiling, chrome heated towel radiator.

EXTERNALLY

The apartment offers an enviable dual aspect patio with raised decked seating area, glass balustrading, storage sheds, external lighting and stunning views of the waterfront and promenade. Allocated parking and visitors parking are close by.


NB 1

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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 	



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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