

**AUCTION**



**St. Anns Court, Hartlepool, TS24 7HY**  
**2 Bed - Flat**  
**Starting Bid £29,000**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Leasehold**



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## St. Anns Court, TS24 7HY

\*\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £29,000 PLUS RESERVATION FEE \*\*\* NO CHAIN INVOLVED \*\*\* A spacious and well proportioned TWO BEDROOM ground floor apartment close to the seafront. St Ann's Court is set back off Mainsforth Terrace with easy access to the seafront, Hartlepool College and local amenities. An ideal investment opportunity with the potential for a generous yield. The apartment has over 100 years remaining on the lease, features gas central heating and uPVC double glazing. The internal layout comprises: personal entrance door, opening into a long hallway with cloaks cupboard, generous lounge/diner with walk-in storage cupboard, kitchen with white gloss units, two good size bedrooms and the bathroom which incorporates a four piece suite. Externally are communal gardens and parking.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### GROUND FLOOR APARTMENT

#### PRIVATE ENTRANCE & HALL

**24'1 x 2'9 (7.34m x 0.84m)**

Accessed via uPVC double glazed entrance door, part panelled walls, fitted carpet, built-in cloaks cupboard, single radiator, access to:

#### GENEROUS LOUNGE/DINING ROOM

**15'1 x 13'2 (4.60m x 4.01m)**

A good size lounge/dining room with a large uPVC double glazed window, modern laminate flooring, feature fire surround with electric fire, walk-in storage cupboard, double radiator.

#### KITCHEN

**11'1 x 7'8 (3.38m x 2.34m)**

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped

layout incorporating an inset single drainer stainless steel sink unit with mixer tap, tiling to splashback, built-in electric oven with four ring gas hob above and extractor hood over, space for free standing appliances including recess for washing machine, uPVC double glazed window, gas central heating boiler, single radiator.

#### BEDROOM ONE

**13'7 x 9'4 (4.14m x 2.84m)**

A good size master bedroom with uPVC double glazed window, fitted carpet, double radiator.

#### BEDROOM TWO

**9' x 8'3 (2.74m x 2.51m)**

uPVC double glazed window, single radiator.

#### BATHROOM/WC

**5'11 x 8'1 (1.80m x 2.46m)**

Fitted with a four piece suite comprising: panelled bath with dual taps, corner shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, uPVC double glazed window, heated towel radiator.

#### EXTERNALLY

The property offers communal gardens and parking.

#### 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.







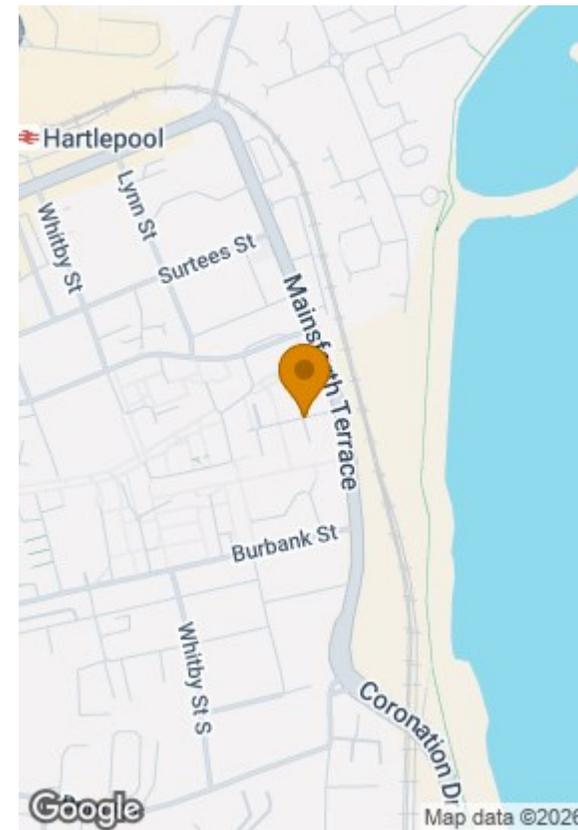


Approximate total area<sup>(1)</sup>  
634 ft<sup>2</sup>  
58.9 m<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 73                      | 77        |
|   |  | 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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