



The Sycamores, Brooke Estate, TS25 5JU
2 Bed - Apartment
£100,000

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The Sycamores, Brooke Estate, TS25 5JU

**** A STUNNING APARTMENT **** An immaculate two bedroom first floor apartment. The Sycamores is an exclusive development on the Brooke Estate and makes an ideal retirement property. The owner has improved the property throughout with no expense spared including a quality refitted kitchen and bathroom fittings plus uPVC double glazing throughout. The home is warmed by Economy 7 electric storage heating and is accessed via a secure telecom entry system. Briefly comprising: communal entrance, long private entrance hall, two reception rooms, outstanding kitchen/breakfast room including built-in oven, hob and extractor; From the hallway are two good sized bedrooms, the master bedroom having an excellent range of Sharp fitted wardrobes, and the sumptuous bathroom/WC is fitted with a quality white suite. We understand from the owner that the property enjoys the use of communal maintained gardens to both front and rear. Fitted carpets and blinds are included in the asking price.

GROUND FLOOR

COMMUNAL ENTRANCE

Entrance door via telecom entry system, staircase to first floor with stair lift included.

FIRST FLOOR APARTMENT

LONG PRIVATE ENTRANCE HALL

Glazed entrance door, built-in shelved storage cupboard, electric night storage heater, built-in airing cupboard housing hot water cylinder, coved ceiling, 'oak' style flooring, replacement loft hatch to loft space via space saving folding ladder.

COMFORTABLE LOUNGE

11'4 x 15'9 (3.45m x 4.80m)

Impressive modern fire surround with flicker flame electric fire, uPVC double glazed 'box' style window, uPVC double glazed window both giving plenty of natural light, electric night storage heater, coved ceiling, ornate ceiling rose, attractive part glazed door to hall with matching double opening doors with leaded lights to:

SEPARATE DINING ROOM

10'3 x 8'8 (3.12m x 2.64m)

uPVC double glazed window, electric night storage heater, coved ceiling, ornate ceiling rose, TV point.

OUTSTANDING KITCHEN/BREAKFAST ROOM

10'4 x 8'3 (3.15m x 2.51m)

Refitted with quality 'beech' style base and wall units with 'marble' effect working surfaces in a 'U' shaped layout incorporating inset Franke single drainer sink unit with mixer tap, built-in electric hob with built-in electric oven below, four drawer unit, plate rack, china glass fronted display unit, pull out corner base unit with shelving, corner display unit, plumbing for automatic washing machine and vent for tumble dryer, housing ideal for fridge/freezer, attractive tiling to splashback, uPVC double glazed window, coved ceiling, serving hatch to dining room, wall mounted Xpelair.

BEDROOM 1 (rear)

10'9 x 9'1 (3.28m x 2.77m)

Fitted with an excellent range of Sharp cream fitted wardrobes, uPVC double glazed window having a pleasant outlook over communal gardens, wall mounted electric heater, coved ceiling.

BEDROOM 2 (front)

11'9 x 6'1 (3.58m x 1.85m)

uPVC double glazed window having a pleasant outlook over communal gardens, wall mounted electric heater, built-in mirror fronted sliding wardrobes which create the impression of additional space, attractive part glazed door to hall.

SUMPTUOUS BATHROOM/WC

Fitted with a three piece quality white suite with chrome fittings comprising: panelled bath with mixer tap and shower attachment, impressive rectangle ceramic sink unit with vanity unit below, mixer tap and pop-up waste, close coupled WC, beautiful tiling to walls, tiling to floor, uPVC double glazed opaque window, radiator.

OUTSIDE

We understand from the owner that the property has use of communal maintained gardens to both front and rear.

NB 1

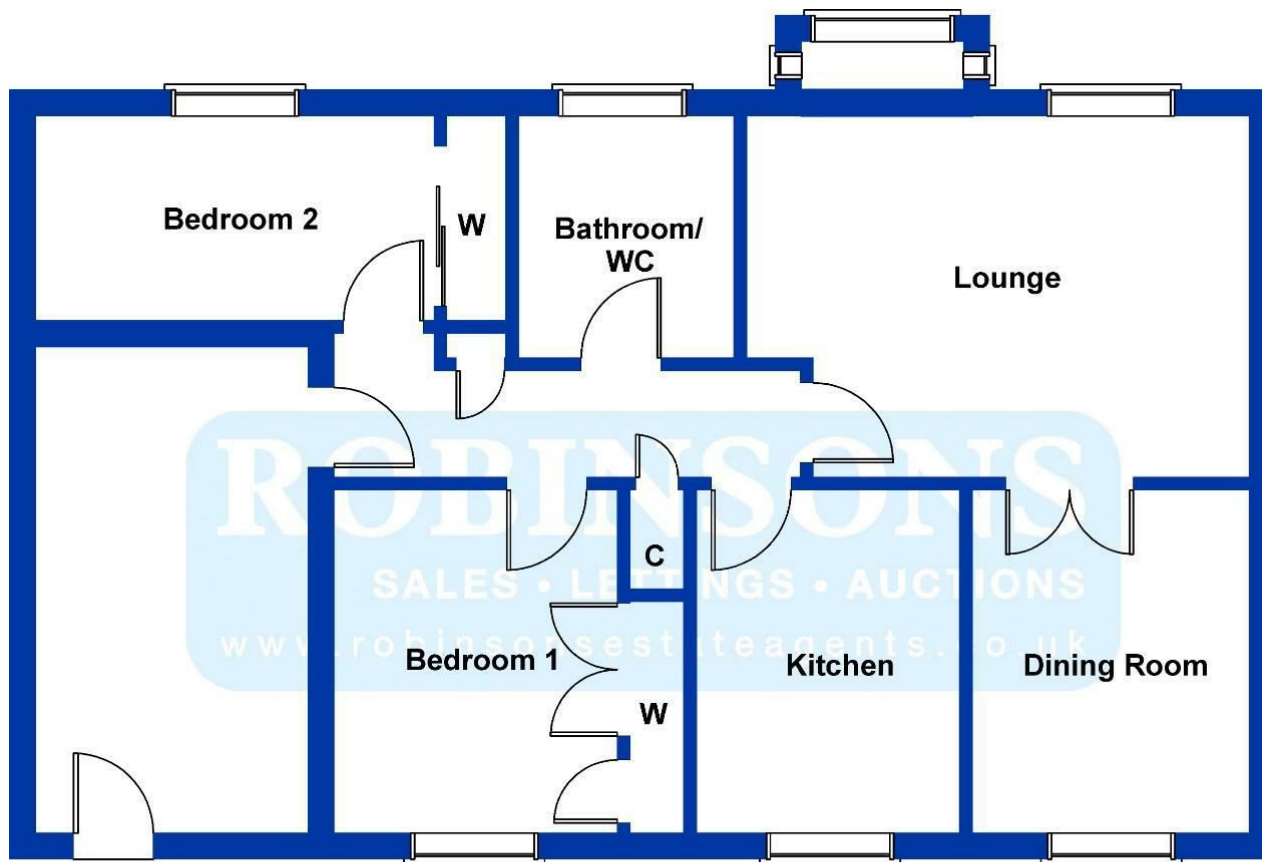
Prospective purchasers must be 55 years or older to purchase this property. This is also of leasehold tenure and has a yearly maintenance charge.

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.

COUNCIL TAX BAND: B





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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