

*** REDUCED *** 100% OWNERSHIP *** NO CHAIN INVOLVED *** A spacious and RARELY AVAILABLE two bedroom GROUND FLOOR APARTMENT overlooking communal gardens to the rear. 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 offers easy access for a wheelchair with remote controlled entrance door into the hall. Modern and well planned living accommodation which has uPVC double glazing and under floor heating controlled by thermostats. The full layout comprises: spacious entrance hall with two useful storage cupboards and access to an open plan lounge/kitchen. The kitchen is fitted with modern units and includes a built-in oven and hob, with further space for appliances. 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.

Laurel Gardens, Hartlepool, TS25 4NZ

2 Bedroom - Apartment

100% Ownership £75,950

EPC Rating: B

Tenure: Leasehold

Council Tax Band: B



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FRIENDS**
ESTATE AGENTS

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 with remote controlled access ideal for those in a wheelchair, fitted carpet with under floor heating, two built-in storage cupboards, emergency pull cord facility, access to:

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

24'7 x 11' (7.49m x 3.35m)

LOUNGE AREA

uPVC double glazed window looking out to the communal gardens, fitted carpet with under floor heating, television point.

KITCHEN AREA

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring hob above, tiled splashback, recess with plumbing for washing machine, space for fridge/freezer, recess for wine rack, non-slip flooring.

BEDROOM ONE

14'2 x 10'10 (4.32m x 3.30m)

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

BEDROOM TWO

11'2 x 7'8 (3.40m x 2.34m)

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

WET ROOM/SHOWER ROOM

8'6 x 6'9 (2.59m x 2.06m)

Walk-in 'wet room' style 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, vanity mirror, access via hall and master bedroom.

EXTERNALLY

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

NB 1

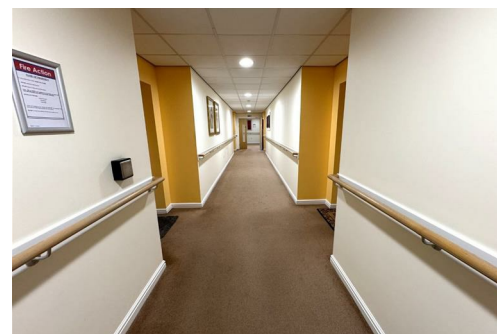
To qualify the purchaser must be 55 years of age or over, any offer to buy this apartment would be subjected to approval by Housing Hartlepool (Thirteen Group). Optional 24/7 care services are available with carers on each floor.

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

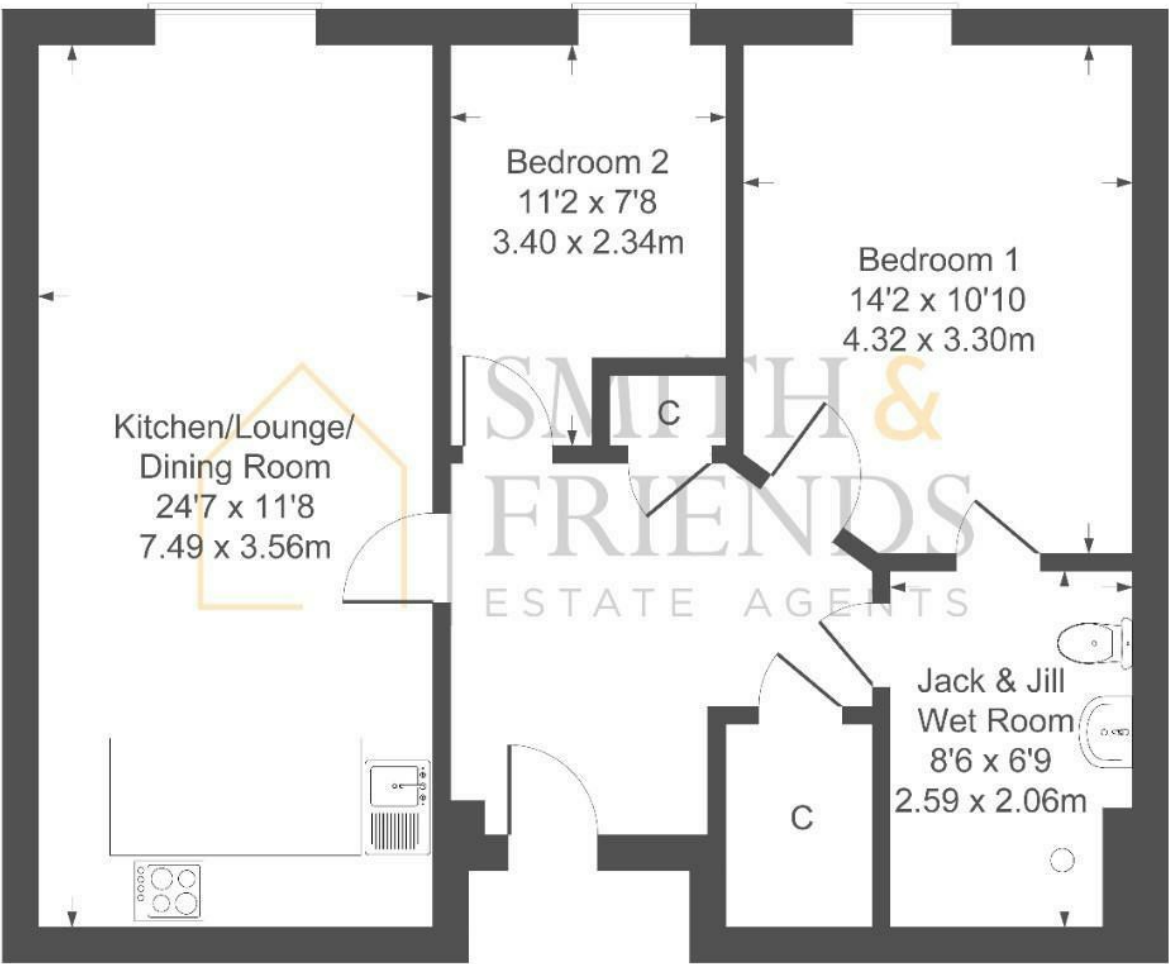
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Laurel Gardens

Approximate Gross Internal Area
729 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. We 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 | | |
| England & Wales | 82 | 82 |
| EU Directive 2002/91/EC | | |