



Laurel Gardens, TS25 4NZ
2 Bed - Apartment
25% Shared Ownership £23,750

ROBINSONS
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***** NO CHAIN INVOLVED ***** A spacious and rarely available two bedroom ground floor apartment offered for sale on a SHARED OWNERSHIP basis. 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: generous entrance hall with two useful storage cupboards and access to a spacious open plan lounge/kitchen, the kitchen area is fitted with modern units to base and wall level and includes a built-in oven and hob, with further space for appliances. The hall also provides access to both bedrooms, the master bedroom being of a generous size, and to complete the accommodation is a large wet room/WC with access from the hall and master bedroom. Other features include secure entry phone system, wardens, and emergency pull cord assistance.





GROUND FLOOR

To the ground floor is a spacious reception area, bistro, coffee shop, hair salon and administration offices. There is a lift and staircase to all floors.

GROUND FLOOR APARTMENT

ENTRANCE HALL

A generous entrance hall incorporating two useful storage cupboards, whilst giving access to the open plan lounge and kitchen.

LOUNGE AREA

14'9 x 11'10 (4.50m x 3.61m)

uPVC double glazed corner bay, under floor heating, access to kitchen.

KITCHEN AREA

10'10 x 8'3 (3.30m x 2.51m)

Fitted with a range of units to base and wall level with built-in oven and hob, space for free standing fridge/freezer, recess with plumbing for washing machine.

BEDROOM 1

14'5 x 10'3 (4.39m x 3.12m)

A good sized master bedroom with uPVC double glazed window and under floor heating.

BEDROOM 2

11'4 x 7'9 (3.45m x 2.36m)

Ideal for use as a guest bedroom with uPVC double glazed window and under floor heating.

WET ROOM/WC

8'7 x 7'1 (2.62m x 2.16m)

Accessed via bedroom one and directly from the hallway with walk-in shower area, wash hand basin and low level WC, attractive tiling to splashback, non-slip flooring.

OUTSIDE

The residents have use of 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).

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.

Please contact Robinsons Hartlepool on 01429 891100 for more information and viewings.

Before making an offer on a resale property please make sure you have confirmed you are eligible for the shared ownership scheme by completing the Help to Buy application form.

Once you have agreed a sale with the current owner Thirteen Group will complete a financial assessment to confirm if you are eligible to proceed with the purchase.

COUNCIL TAX BAND: B





Laurel Gardens
 Approximate Gross Internal Area
 758 sq ft - 70 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2020

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