



**Blackberry Apartments, Merlin Way, Bishop Cuthbert, TS26 0ZE**  
**2 Bed - Apartment**  
**Offers In The Region Of £69,995**

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## Blackberry Apartments, Merlin Way, Bishop Cuthbert, TS26 0ZE

**\*\*WAS £75,000\*\* TO BE SOLD WITH AN EXISTING TENANT - WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY \*\*** A modern, self contained two bedroom ground floor apartment which provides deceptively spacious living accommodation. This well appointed apartment was built by Persimmon Homes and benefits from an impressive upgraded kitchen, as well as boasting a modern bathroom. Features include gas central heating via a combination boiler and has uPVC double glazing and a secure telecom entry system.. The accommodation briefly comprises: communal entrance with access to all apartments, spacious entrance hall with useful storage cupboard, comfortable lounge with dining area, impressive upgraded kitchen with cream 'gloss' style units and includes a built-in oven, hob and extractor, two good sized bedrooms, plus a modern bathroom/WC which has a three piece white suite with chrome fittings. Externally, the property has an allocated car parking space with visitors bays available. Blackberry Apartments are located in the highly regarded Bishop Cuthbert area of Hartlepool off Merlin Way and has local shopping facilities close by.

### COMMUNAL ENTRANCE

Accessed via secure telecom entry system, staircase to all floors, access to apartment.

### GROUND FLOOR APARTMENT

#### PRIVATE ENTRANCE HALL

Panelled entrance door, telecom entry phone system, built-in storage cupboard.

#### SPACIOUS LOUNGE/DINER

12'1 x 19'8 overall (3.68m x 5.99m overall)

A comfortable lounge which offers space for a dining table, two windows giving plenty of natural light.

#### UPGRADED KITCHEN

6'2 x 12'1 overall (1.88m x 3.68m overall)

Superbly fitted with a range of cream 'gloss' style base, wall and drawers units with brushed stainless steel handles and complementing 'walnut' style work surfaces with matching splashback in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, fitted wine rack to base level, shelving to corner unit, built-in Whirlpool electric oven with matching four ring gas hob above, both in brushed stainless steel, extractor hood over, recess with plumbing for automatic washing machine, recess for fridge/freezer, impressive cream 'brick' style tiling to splashback, wall mounted Glow-worm gas central heating boiler, coved ceiling, inset spotlights to ceiling.

#### BEDROOM 1

10'8 x 10'11 overall (3.25m x 3.33m overall)

#### BEDROOM 2

7'6 x 12'2 overall (2.29m x 3.71m overall)

### IMPRESSIVE BATHROOM/WC

Fitted with a three piece quality white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, close coupled WC, modern tiling to splashback, quality black 'granite' tiling to floor, fitted extractor fan.

### OUTSIDE

The property benefits from an allocated parking space, as well as ample visitors parking on site.

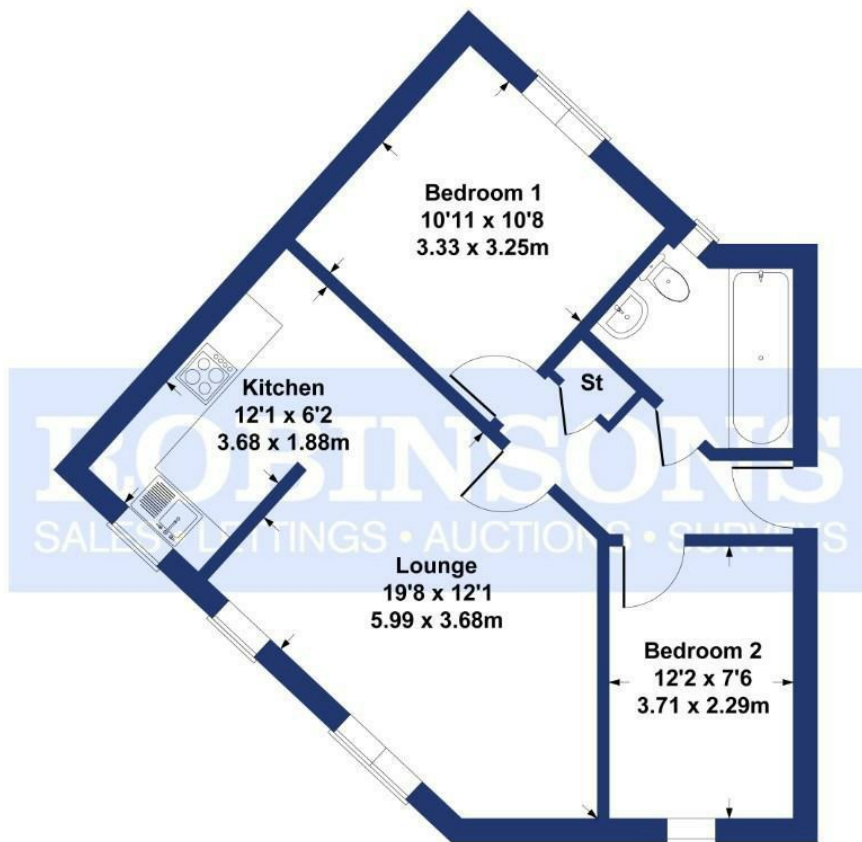
### NB

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



# Blackberry Apartments Hartlepool

Approximate Gross Internal Area  
588 sq ft - 55 sq m



## GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
info@robinsonshartlepool.co.uk  
www.robinsonsestateagents.co.uk



