



Mansion House, Fleet Avenue, Marina, TS24 0WN
2 Bed - Apartment
£180,000

Council Tax Band: C
EPC Rating: B
Tenure: Leasehold

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Mansion House, Fleet Avenue, Marina, TS24 0WN

A stunning two bedroom second floor apartment located in an exclusive part of Hartlepool Marina. The apartment offers a contemporary interior with an exceptional specification, designed to create a unique and enviable living experience. An internal viewing comes highly recommended, with superb panoramic views of the North East coastline, something which you will find hard to rival. Easily accessible with lift and stair access to each floor, whilst offering security and peace of mind with video entry and alarm system. The beautiful fitted kitchen and bathroom further add to the apartment's appeal, with other pleasing features including gas central heating and uPVC double glazing. In brief the layout comprises: entrance hall, superb open plan lounge/dining/kitchen, the lounge area incorporating French doors to the balcony looking out to sea. The dining area flows naturally into the kitchen which features high gloss units, granite surfaces and a range of integrated Zanussi appliances. The hall also provides access to both bedrooms, with quality fitted wardrobes and dressing areas, they are served by the modern bathroom which features a four piece suite and chrome fittings. The apartment comes with an allocated parking space and visitors parking close by.



COMMUNAL ENTRANCE

Accessed via video entry system, staircase and lift access to all floors.

ENTRANCE HALLWAY

Accessed via an attractive oak entrance door with spyhole, fitted with attractive wood laminate flooring, useful storage cupboard, modern convector radiator, access to:

OPEN PLAN LOUNGE/DINING/KITCHEN

LOUNGE

16'4 x 12'6 (4.98m x 3.81m)

Matching wood laminate flooring, uPVC double glazed French doors with matching side screens opening to a contemporary glass panelled balcony, inset spotlighting to ceiling, television point, modern convector radiator, dining space, access to kitchen area.

KITCHEN

14'6 x 7'10 (4.42m x 2.39m)

Fitted with a beautiful range of high gloss units to base and wall level with complementing granite worktops and matching splashback incorporating an inset one and a half bowl stainless steel sink unit with chrome pillar mixer tap, built-in Zanussi oven, microwave, hob and extractor, all finished in brushed stainless steel with glass splashback to hob, integrated Zanussi fridge/freezer, washer dryer and dishwasher, down lighting to eye level units, matching wood laminate flooring, modern convector radiator, uPVC double glazed window, useful storage cupboard with Ideal Logic Combi ES35 boiler.

BALCONY

Composite decking, glass panelling, stunning panoramic sea views.

BEDROOM 1

12'2 x 11' (3.71m x 3.35m)

A good sized master bedroom which is fitted with a beautiful range of

wardrobes with matching dressing area, drawers and overhead storage space, uPVC double glazed window offering stunning panoramic sea views, fitted carpet, modern convector radiator.

BEDROOM 2

10'8 x 10'5 (3.25m x 3.18m)

Fitted with a beautiful range of wardrobes with matching dressing area and overhead storage space, fitted carpet, uPVC double glazed window, modern convector radiator.

BATHROOM/WC

Fitted with a superb four piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, separate shower enclosure with chrome overhead shower and separate attachment, space saving folding door, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to walls, inset spotlighting to ceiling, fitted extractor fan, shaver point, chrome heated towel radiator.



EXTERNALLY

The property features an allocated parking space with ample visitors parking on site.

NB 1

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

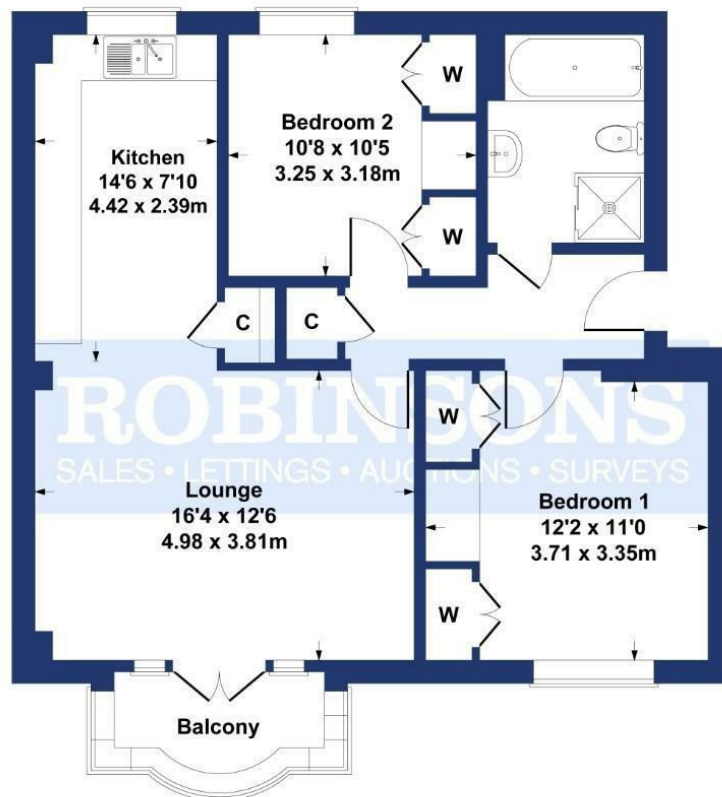
NB 2

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.



Mansion House

Approximate Gross Internal Area
781 sq ft - 73 sq m



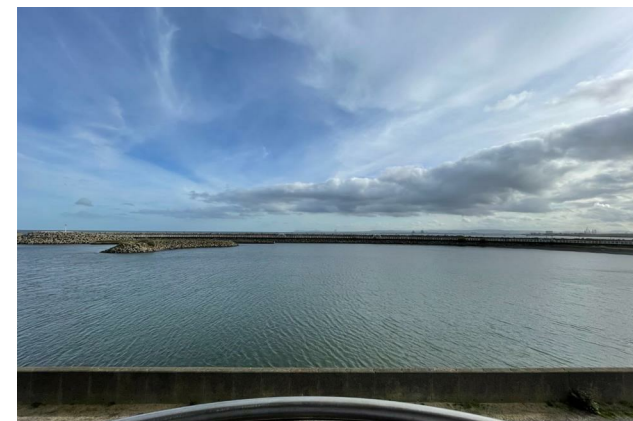
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2021

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley 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	



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