



Mansion House, Fleet Avenue, TS24 0WN
3 Bed - Flat - Penthouse
£235,000

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



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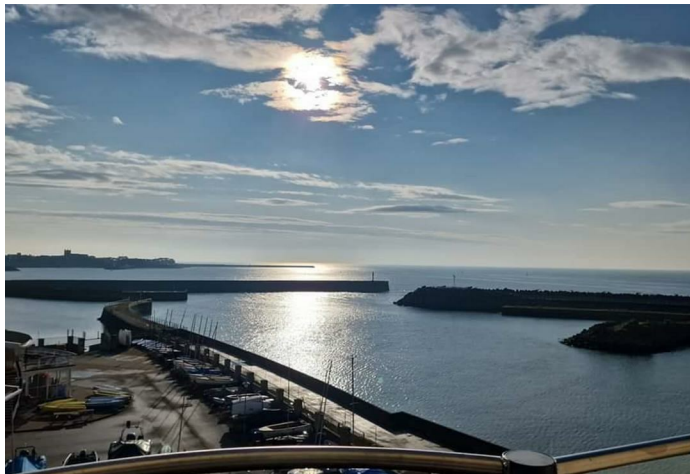
Mansion House

Fleet Avenue, Hartlepool, TS24 0WN

*** REDUCED*** A stunning two storey penthouse located in an exclusive part of the Marina with beautiful sea views. This executive style apartment comes fully furnished with quality items, complementing the beautiful fixtures and fittings on offer. The deceptively spacious accommodation features THREE DOUBLE BEDROOMS, lounge, separate dining room, bathroom and en-suite to the master bedroom. With breathtaking views from multiple rooms, an internal viewing comes highly recommended. Other pleasing features include secure telecom entry system, stairs and lift access to all floors, alarm, uPVC double glazing, gas central heating and allocated parking.

The apartments on Mansion House are accessed via a communal entrance with stairs and lift access to each floor. On entering the apartment is a welcoming hall with stairs to the upper floor, featuring glass balustrading and useful under stairs cloaks cupboard. The generous lounge incorporates French doors to the balcony with stunning sea views. The kitchen is fitted with attractive units, includes a range of integrated appliances and links to the dining room. A large bedroom with fitted wardrobes and the main bathroom complete the lower floor, with a further two generous bedrooms to the upper floor, both again benefit from fitted wardrobes, with the master being served by a modern en-suite shower room. Externally is allocated parking and visitors parking close by.

An exciting opportunity for those seeking an exclusive Marina apartment. VIEWING RECOMMENDED.









PENTHOUSE APARTMENT

COMMUNAL ENTRANCE

Accessed via telecom entry system, stairs and lift access to each floor.

ENTRANCE HALL

Secure entrance door with spyhole, modern laminate flooring, turned stairs to the upper floor with glass balustrading, useful cloaks cupboard, convector radiator.

LOUNGE

12'7 x 16'1 (3.84m x 4.90m)

A generous lounge which links to the kitchen and incorporates uPVC double glazed French doors to the balcony, modern laminate flooring, inset spotlights to the ceiling, convector radiator.

BALCONY

3' x 11'11 (0.91m x 3.63m)

Glass fronted balcony with composite decking and stunning sea views.

KITCHEN

14' x 8'6 (4.27m x 2.59m)

Fitted with an impressive range of 'shaker' style units to base and wall level with complementing work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor over and three drawer base unit below, downlighting to eye level units, integrated fridge/freezer, washer/dryer and dishwasher, recess for wine rack, uPVC double glazed window, modern laminate flooring, inset spotlights to the ceiling, access to:

DINING ROOM

7'3 x 10'9 (2.21m x 3.28m)

Feature wall, uPVC double glazed window, modern laminate flooring, inset spotlights to the ceiling, convector radiator, additional access from the hall.

BEDROOM THREE

11' x 10'11 (3.35m x 3.33m)

A good size bedroom with uPVC double glazed window allowing superb views of the sea, wall to wall fitted wardrobes, fitted carpet, inset spotlights to the ceiling, convector radiator.

MAIN BATHROOM/WC

9'2 x 5'10 (2.79m x 1.78m)

Fitted with a modern four piece suite and chrome fittings comprising: panelled bath with mixer tap, separate shower cubicle, inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiling to walls and flooring, illuminated vanity mirror, uPVC double glazed window, extractor fan, chrome heated towel radiator.

UPPER FLOOR ACCOMMODATION

LANDING

Access to bedrooms one and two, double glazed 'Velux' style window, fitted carpet, convector radiator.

BEDROOM ONE

11'4 x 14' (3.45m x 4.27m)

A generous master bedroom with uPVC double glazed window allowing superb sea views, wardrobes, fitted carpet, inset spotlights to the ceiling, convector radiator.

EN-SUITE SHOWER ROOM/WC

7'9 x 9'10 (2.36m x 3.00m)

Fitted with a modern three piece suite and chrome fittings comprising: corner cubicle with chrome frame, space saving folding door and overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, attractive tiling to walls and flooring, inset spotlights and extractor fan to the ceiling, double glazed 'Velux' style window, chrome heated towel radiator.

BEDROOM TWO

16'2 x 8'8 (4.93m x 2.64m)

Fitted wardrobes and matching drawers adjacent, eaves storage, two double glazed 'Velux' style windows, fitted carpet, inset spotlights to the ceiling, convector radiator.

EXTERNALLY

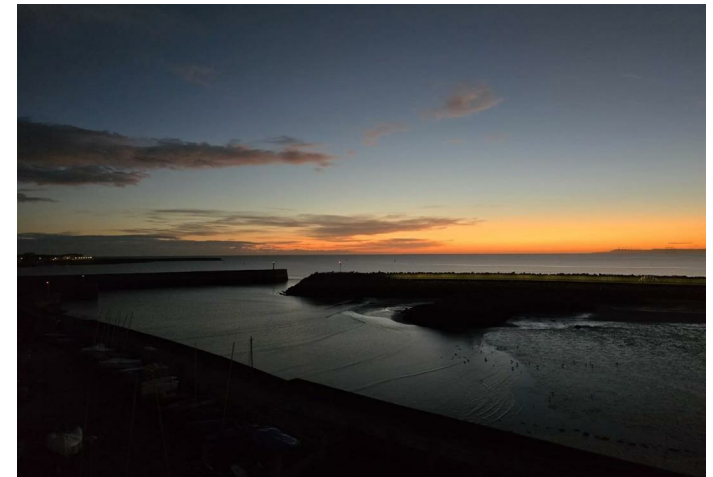
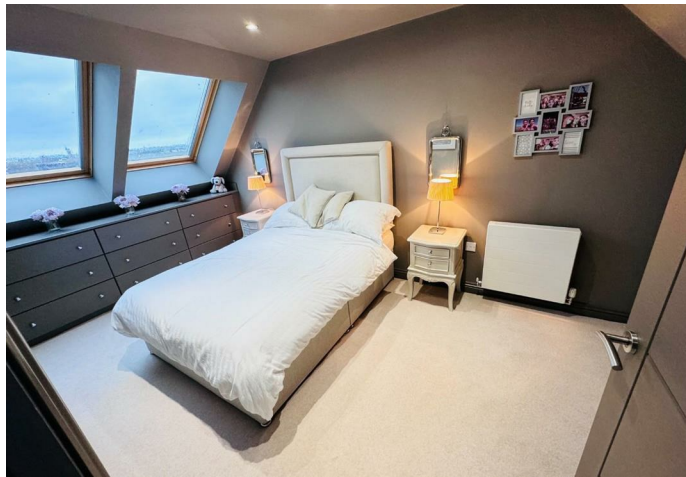
The apartment comes with an allocated parking space and visitors parking close by.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1134.3 ft²
105.38 m²

Balconies and terraces

41.55 ft²
3.86 m²

Reduced headroom

49.81 ft²
4.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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. Smith & Friends Estate Agents 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.

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