



*** AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED *** A stunning two bedroom TOP FLOOR apartment on Chart House offering upgraded accommodation which features a modern kitchen and beautiful refitted bathroom. The apartment offers an impressive distant view from the balcony and would suit a variety of buyers, with tasteful and attractive décor which is complemented by quality fixtures and fittings. The accommodation is warmed by gas central heating via replacement Baxi Duo Tec boiler, features uPVC double glazing and further benefits from a secure burglar alarm system. The apartments on Chart House are accessed via a secure telecom entry system, benefit from allocated parking and offer visitors parking bays. In brief the layout comprises: communal entrance with stairs to each floor, hallway with two built-in storage cupboards, spacious lounge with French doors to the balcony, impressive upgraded kitchen with integrated appliances, two good size bedrooms, the master with fitted wardrobes, and a beautiful refitted four piece bathroom with free standing bath and separate shower. Being on the top floor the apartment also benefits from extra storage in the loft void. The apartments on the Marina are ideally situated close to local, amenities, transport links, bars and restaurants.

Chart House, Hartlepool, TS24 0WB

2 Bed - Apartment

£97,500

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



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FRIENDS**
ESTATE AGENTS

Chart House, Hartlepool, TS24 0WB



COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs to each floor.

PRIVATE ENTRANCE HALL

Accessed via secure entrance door with spy-hole, fitted carpet, two built-in storage cupboards, attractive coving to ceiling, hatch to LOFT SPACE accessed via a pull down ladder providing a significant storage area with standing space, convector radiator, access to:



LOUNGE

13'5 x 13'3 (4.09m x 4.04m)

An attractively presented lounge which incorporates uPVC double glazed French doors to the balcony, fitted carpet, attractive coved ceiling, television point, two convector radiators.



KITCHEN

11'9 x 7' (3.58m x 2.13m)

An impressive upgraded kitchen incorporating a range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset single drainer sink unit with chrome mixer tap, built-in electric oven with four ring gas hob above and three speed 'chimney' style extractor hood over, all finished in brushed stainless steel, attractive tiling to splashback, integrated fridge/freezer, integrated washer/dryer and integrated dishwasher, concealed Baxi Duo Tec gas central heating boiler, 'tile' effect vinyl flooring, attractive coving and inset spotlighting to ceiling, uPVC double glazed windows to two aspects, convector radiator.



BEDROOM ONE

13' x 11'10 (3.96m x 3.61m)

A well presented and generous master bedroom which benefits from 'his & hers' double wardrobes, uPVC double glazed window, fitted carpet, attractive coved ceiling, convector radiator.



BEDROOM TWO

10'2 x 9'3 (3.10m x 2.82m)

Currently used as a study/guest bedroom with uPVC double glazed window, fitted carpet, useful storage cupboard, convector radiator.

BATHROOM/WC

9'3 x 5' (2.82m x 1.52m)

A stunning upgraded bathroom incorporating a four piece suite and chrome fittings comprising: free standing bath with central chrome mixer tap, corner shower cubicle with chrome frame, glass panelled sliding door and chrome mains shower over with separate attachment, twin vanity recesses to shower area, modern wall mounted 'vanity' style wash hand basin with chrome mixer tap and cabinet below, concealed WC, illuminated wall mounted vanity mirror, beautiful tiling to walls and flooring, heated towel radiator, uPVC double glazed window.



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OUTSIDE

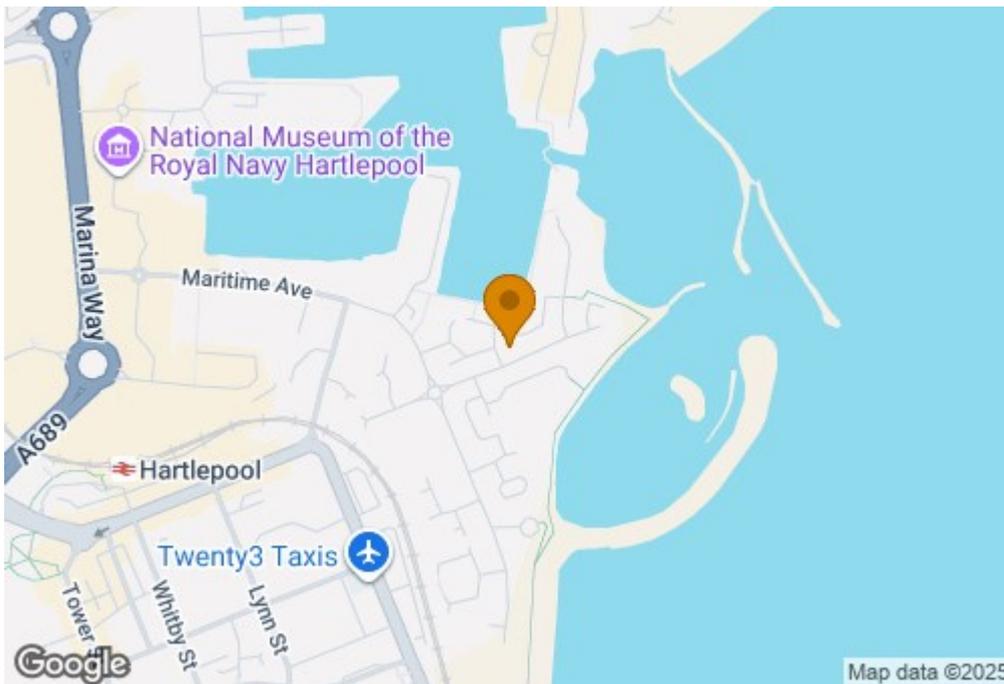
The properties on Chart House benefit from allocated parking, with visitors parking close by. The property benefits from a delightful sun balcony which offers pleasant open views.

NB 1

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

NB 2

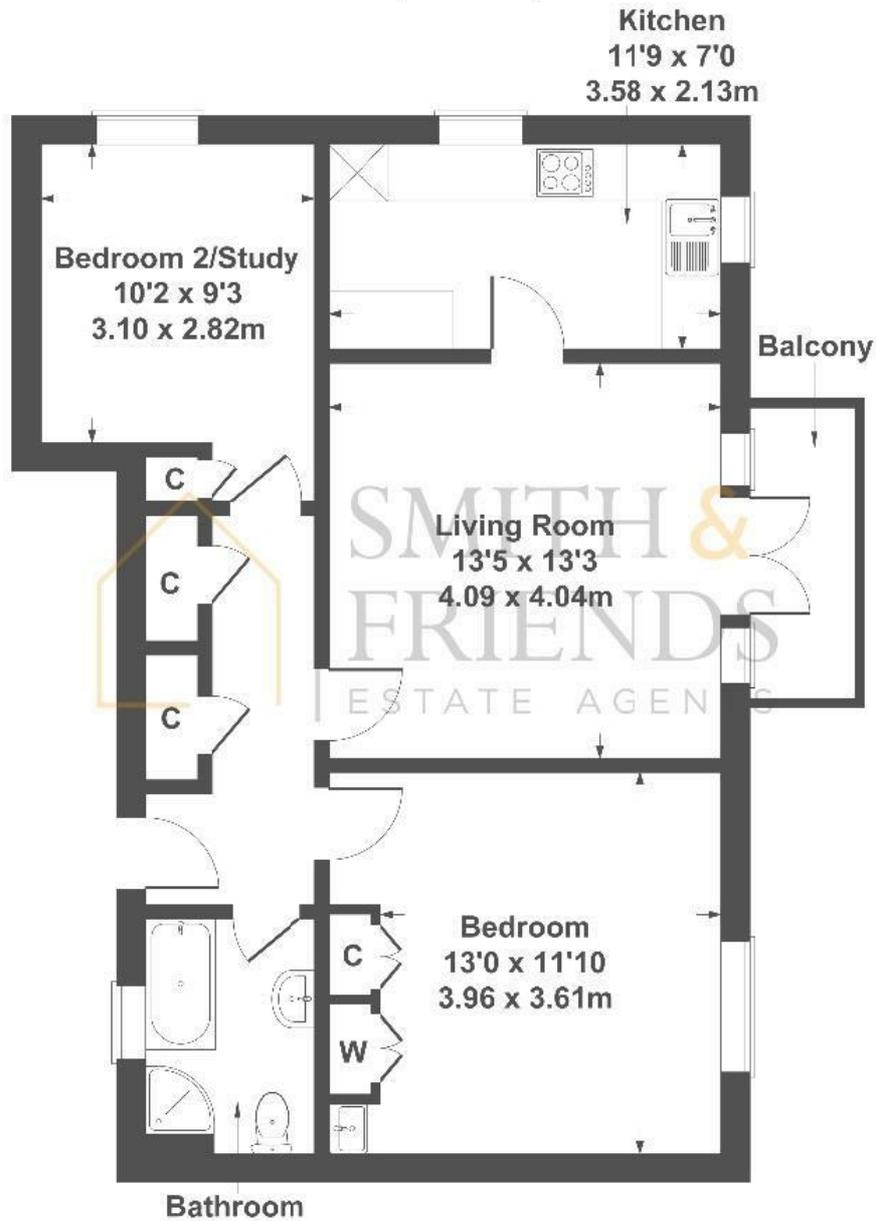
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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	

Chart House

Approximate Gross Internal Area
703 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025
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. 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.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk