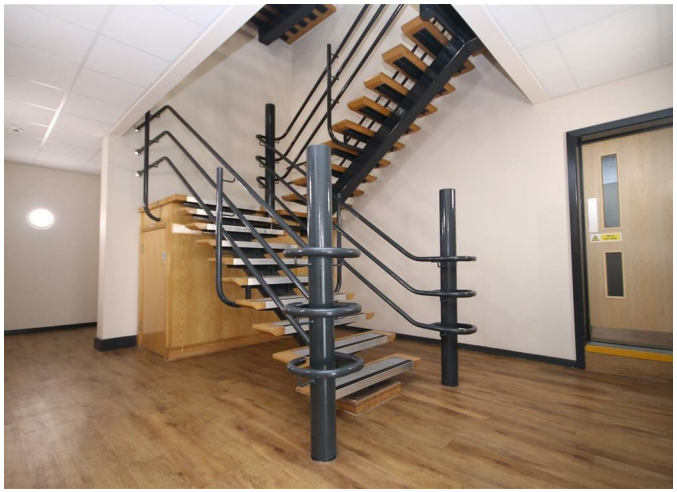


Marina House, Harbour Walk, TS24 0UX
1 Bed - Apartment
£52,000

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

SMITH & FRIENDS
ESTATE AGENTS








MARITIME HOUSE











Marina House, Harbour Walk, TS24 0UX

*** SOLD WITH TENANT *** A modern one bedroom self-contained second floor apartment. Marina House is a modern converted apartment block comprising of 47 apartments. They are located on the Marina which offers excellent shopping and leisure facilities. The front of the apartment block overlooks the Marina, with the seafront being a short distance away. It should be economical to manage having electric heating and uPVC double glazing. The floor plan briefly comprises: communal entrance via key coded telephone entry system, stairs and lift access to all floors, private entrance hall, open plan lounge/kitchen/breakfast area, the kitchen area having a built-in oven, hob and extractor, good size bedroom and a bathroom/WC which is fitted with a white suite and chrome fittings. CURRENTLY TENANTED AT £487PCM.







COMMUNAL ENTRANCE
Accessed via secure telecom entry and coded system, stairs to each floor, lift access.

PRIVATE ENTRANCE HALL
3'4 x 8'11 (1.02m x 2.72m)
Accessed via secure entrance door with telecom entry system, fitted carpet, storage cupboard with hot water boiler, fitted worktop and space below with washer/dryer included.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
10'7 x 18'3 (3.23m x 5.56m)

LOUNGE/DINING AREA
Large uPVC double glazed window, additional uPVC double glazed window with Marina view, fitted carpet, television point, two wall mounted electric storage heaters.

KITCHEN AREA
Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with modern chrome spray mixer tap, built-in electric oven with four ring touch hob above and three speed extractor hood over, splashback, space for free standing fridge/freezer, 'laminate' effect flooring.

BEDROOM
10'9 x 8'9 (3.28m x 2.67m)
A good sized bedroom with uPVC double glazed window offering a Marina view, fitted carpet, wall mounted electric storage heater.

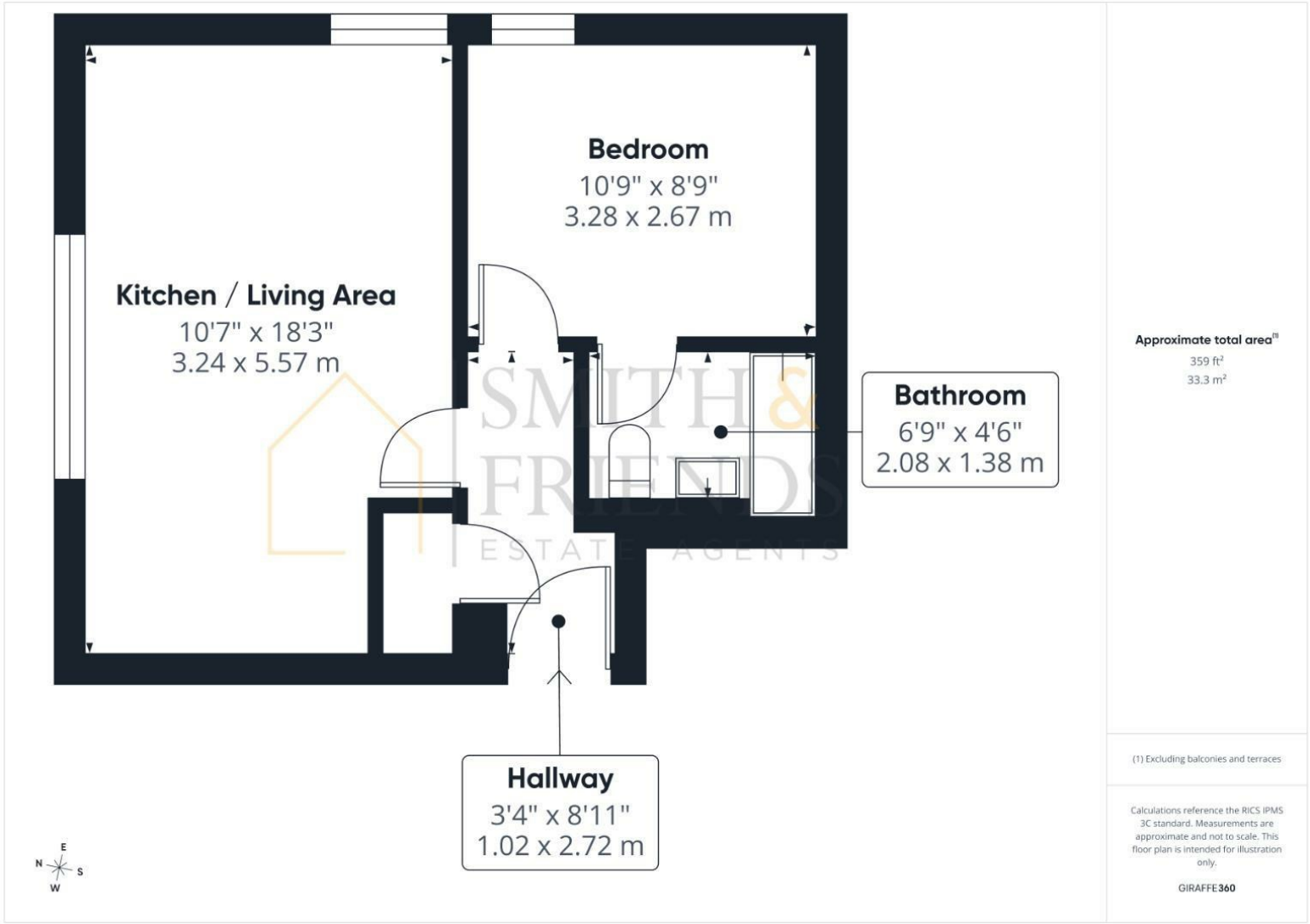
BATHROOM/WC
6'9 x 4'6 (2.06m x 1.37m)
Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment over, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, 'laminate' effect flooring, fitted extractor fan, inset spotlighting to ceiling, chrome heated towel radiator.

OUTSIDE
The property comes with allocated parking and parking permit.

NB 1
The property is of leasehold tenure and has a yearly maintenance charge.

NB 2
Photographs taken prior to most recent tenancy.

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.



Approximate total area[1]

359 ft²

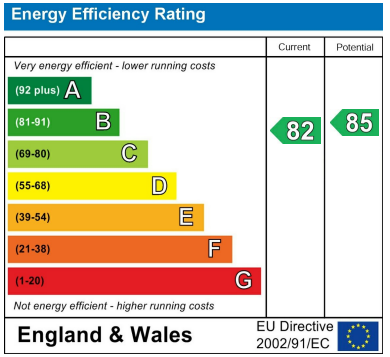
33.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS