



**Fleet House, Admiral Way,
Hartlepool, TS24 0XG
2 Bed - Apartment
£75,000**

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



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ESTATE AGENTS



Admiral Way, TS24 0XG

*** NO CHAIN INVOLVED *** A deceptively spacious TWO BEDROOM TOP FLOOR APARTMENT occupying a pleasant position within the highly regarded Marina development. Offering well proportioned accommodation with GREAT POTENTIAL, the property would make an ideal purchase for a first time buyer, professional couple, those looking to downsize or possible investment opportunity. Further benefits include ALLOCATED PARKING, gas central heating, uPVC double glazing and a secure telecom entry system. With shopping, leisure facilities and amenities all within strolling distance, an internal viewing comes highly recommended.

Fleet House is accessed via a shared communal entrance with stairs leading to the individual apartments. The private accommodation opens into an 'L' shaped entrance hall featuring two useful storage cupboards and providing access to all rooms. The generous lounge benefits from patio doors opening to a JULIET-STYLE BALCONY, whilst the separate kitchen/breakfast room is fitted with a range of units, incorporates a selection of built-in appliances and offers space for a small breakfast table. There are TWO DOUBLE BEDROOMS, both of a good size, together with a bathroom/WC fitted with a three-piece white suite. Externally, the property benefits from an ALLOCATED CAR PARKING SPACE.

Fleet House forms part of the popular Marina development, ideally positioned for a variety of local shopping, dining and leisure facilities, all conveniently located within strolling distance. VIEWING RECOMMENDED.



ENTRANCE HALL

3'5 x 13'8 plus 9' x 3'1 (1.04m x 4.17m plus 2.74m x 0.94m)

Accessed via secure entrance door, fitted with laminate flooring, uPVC double glazed window to the side aspect, coving and inset spotlighting to the ceiling, hatch to loft space, storage cupboard with Potterton gas central heating boiler, additional storage cupboard, single radiator.

LOUNGE

12'3 x 15'9 (3.73m x 4.80m)

A good size lounge with uPVC double glazed patio doors to the 'Juliet' style balcony, modern laminate flooring, coving to ceiling, single radiator, access to:

KITCHEN

12'1 x 8' (3.68m x 2.44m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, further tiled splashback, recess for washing machine, integrated fridge, glass fronted display cabinets to eye-level, wine rack to eye-level, laminate flooring, inset spotlighting and coving to ceiling, extractor fan, uPVC double glazed window, single radiator.

BEDROOM ONE

11'10 x 10'2 (3.61m x 3.10m)

A good size master bedroom with uPVC double glazed window, modern laminate flooring, coving to ceiling, single radiator.

BEDROOM TWO

8'6 x 12'4 (2.59m x 3.76m)

A spacious second bedroom with uPVC double glazed window, modern laminate flooring, coving to ceiling, double radiator.

BATHROOM/WC

6'6 x 7'1 (1.98m x 2.16m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, coving and inset spotlighting to the ceiling, extractor fan, uPVC double glazed frosted window, double radiator.

EXTERNALLY

The property benefits from an allocated parking space and visitors parking.



NB 1

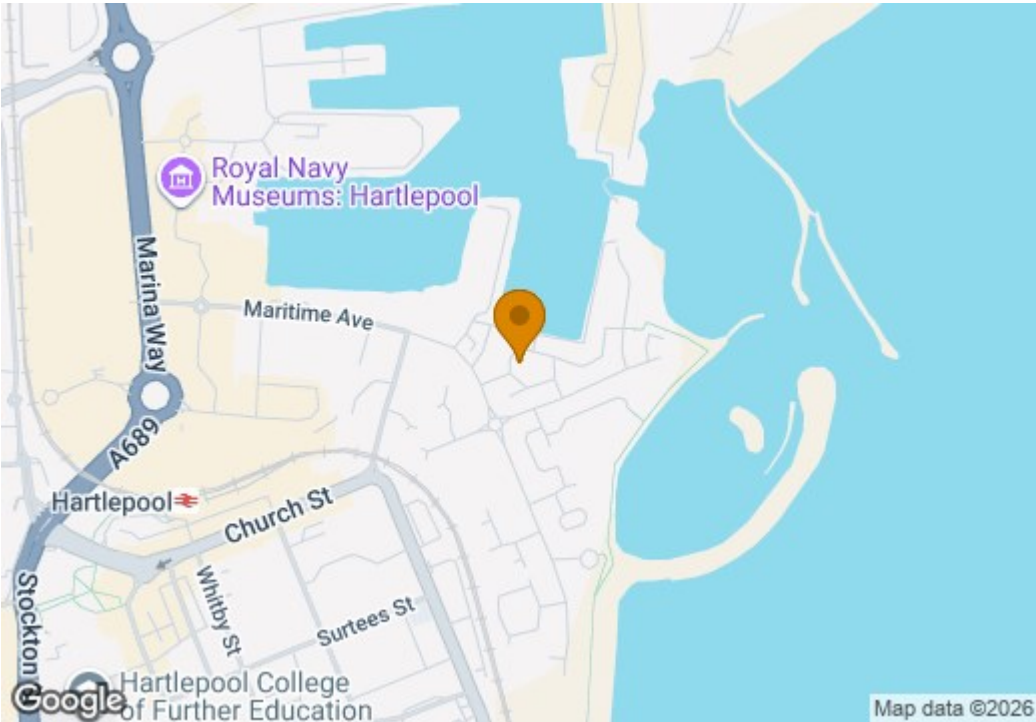
The property is of leasehold tenure and has a yearly maintenance charge.

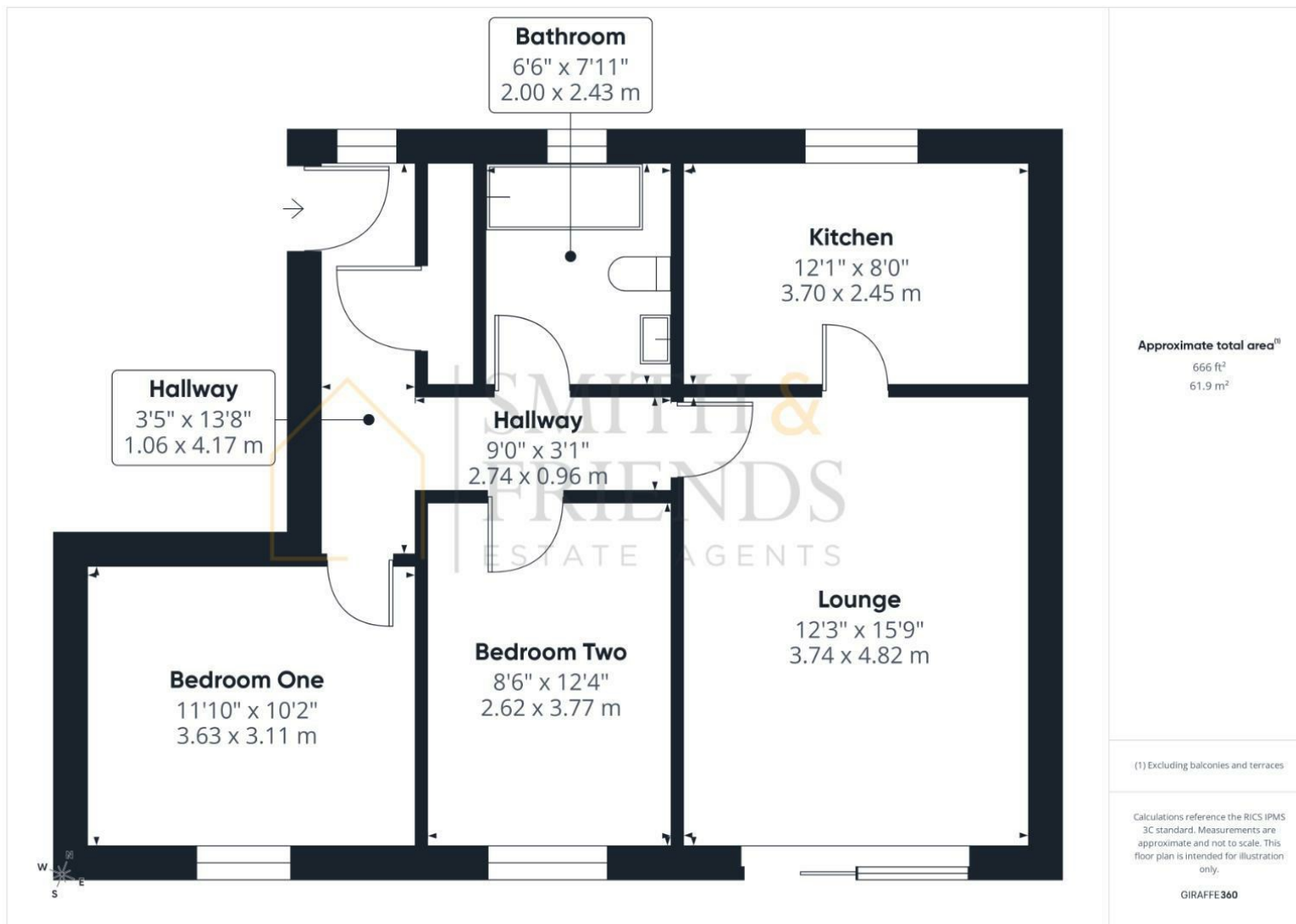
NB 2

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	77	77
(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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

