



Fleet House Admiral Way, Hartlepool, TS24 0XG

welcome to

Fleet House Admiral Way, Hartlepool

Two bedroomed second floor apartment, occupying a second floor position within the highly sought after Hartlepool Marina. The property offers a superb opportunity for those seeking a low maintenance home desirable waterside location.

Entrance

Entered= via a communal entrance, stairs to the second floor.

Entrance Hall

Entered via a fire door into an entrance hallway, UPVC double glazed window to front, radiator, laminate flooring, two built in storage cupboard, one housing wall mounted potterton combi boiler, loft hatch access.

Bedroom 1

10' 1" x 11' 9" (3.07m x 3.58m)

UPVC double window to rear, laminate flooring, radiator, coved cornicing.

Bedroom 2

12' 3" x 8' 5" (3.73m x 2.57m)

UPVC double window to rear, laminate flooring, radiator, coved cornicing.

Family Bathroom

UPVC double window to front, tiled flooring, coved cornicing, spotlights to ceiling, pedestal wash hand basin, low level low flush WC, radiator, panel bath with mixer tap and hand held shower attachment over, vinyl flooring.

Lounge

12' 2" x 15' 8" (3.71m x 4.78m)

Laminate flooring, radiator, coved cornicing, UPVC double glazed sliding doors to Juliet balcony to the rear.

Kitchen

8' x 12' 2" (2.44m x 3.71m)

UPVC double glazed window to front, laminate flooring, radiator, coved cornicing, spotlights to ceiling, wall and base units with contrasting working

surfaces, tiled splashback, integrated fridge, inset electric oven, four ring hob with stainless steel splashback and extractor over, plumbing and recess for washing machine, stainless steel sink/drainer with mixer tap.



Externally

1 allocated parking space and visitor parking.



view this property online mannersandharrison.co.uk/Property/HAR115059



welcome to

Fleet House Admiral Way, Hartlepool

- SECOND FLOOR
- MARINA LOCATION
- CLOSE TO AMENITIES
- TWO BEDROOMS
- SUITED TO A RANGE OF BUYERS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1800.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR115059



Property Ref:
HAR115059 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk