



**** WAS £49,950 ** NO CHAIN INVOLVED ** MODERN INTERIOR **** We are delighted to offer to the open market for sale this improved two bedroom, self contained first floor apartment. It is situated in a popular residential area close to local shopping amenities in Elwick Road, with Hartlepool town centre being within easy strolling distance.

This superb apartment is ready to move straight into and comes with recently fitted carpets and has modern kitchen and bathroom fittings. It is warmed by electric heating and has uPVC double glazing. The floor plan briefly comprises: communal entrance via telecom entry system, private entrance hall, spacious lounge/dining room, fitted kitchen which has white 'gloss' style units with space for appliances, two bedrooms and a re-fitted bathroom/WC which has a white suite with an electric shower fitting over. Externally the apartment has use of a communal car parking area. The apartment should appeal to a first time buyer and would suit an investor for the buy to let market, etc.

Elwick Court, Osborne Road, TS26 9LH
2 Bed - Apartment
£42,000

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Entrance door with telecom entry system, staircase to all floors.

Entrance door, telecom entry control unit, built-in store cupboard, wall mounted electric heater.

11'3" narrowing to 8'7" x 23'8" overall (3.43m narrowing to 2.62m x 7.21m overall)

uPVC double glazed windows to front and rear elevations, two wall mounted electric heaters.

Fitted with an excellent range of white 'gloss' style base, wall and drawer units with black 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit, space for cooker with electric cooker point, white tiling to splashback, recess with plumbing for automatic washing machine (machine excluded), built-in storage cupboard housing hot water cylinder with immersion heater, uPVC double glazed window.

9'6 x 10'4 overall (2.90m x 3.15m overall)

uPVC double glazed window with security shutter, wall mounted electric heater.

8'9 x 9'5 overall (2.67m x 2.87m overall)

uPVC double glazed window with security shutter, wall mounted electric heater, fitted shelved wall cupboard.

Re-fitted with a three piece white suite comprising: panelled bath with mixer tap and electric shower fitting over, pedestal wash hand basin, close coupled WC, superb tiling to splashback, uPVC double glazed opaque window, wall mounted electric heater, shaver point.

The apartment has use of a communal secure car park with gated access.

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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Elwick Court
Approximate Gross Internal Area
652 sq ft - 61 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

