



Mariners Point, Marina, TS24 0FB  
2 Bed - Apartment  
£95,000

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## Mariners Point Marina, TS24 0FB

**\*\* NO CHAIN INVOLVED \*\*** A rarely available two bedroom ground floor apartment offering spacious accommodation that benefits from a modern kitchen, bathroom and en-suite. The apartments on Mariners Point further benefit from a secure telecom entry system and allocated parking, whilst offering a beautiful seafront position which can only truly be appreciated on inspection. The accommodation is warmed by electric storage heaters, features uPVC double glazing and briefly comprises: entrance hall with storage cupboard and access to the bathroom, inner hall which leads to the generous open plan lounge/dining room and directly into the modern kitchen with integrated and free standing appliances included in the asking price. The lounge area features an additional access door into the apartment. The inner hall also provides access to both bedrooms with built-in double wardrobes, the master with a modern en-suite shower room. Externally is allocated parking, visitors parking and communal grounds, whilst restaurants, bars and cafes are within a short stroll of the apartment. **VIEWING RECOMMENDED.**











### **COMMUNAL ENTRANCE**

Accessed via secure telecom entry system, stairs and lift access to each floor, direct access into apartment.

### **ENTRANCE HALL**

Accessed via secure entrance door, telecom entry system, useful storage cupboard, access to bathroom.

### **BATHROOM/WC**

9'5 x 5'8 (2.87m x 1.73m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, attractive tiling to splashback and flooring.

### **INNER HALLWAY**

Useful storage cupboard, Karndean flooring, access to open plan lounge/dining room/kitchen, access to both bedrooms.

### **OPEN PLAN LOUNGE/DINING ROOM/KITCHEN**

33' x 12'5 (10.06m x 3.78m)

A beautiful open plan room with the lounge area incorporating an additional access door and attractive Karndean flooring, the dining area leads into the kitchen which features modern units to base and wall level with built-in oven, hob and extractor, as well as an integrated fridge, separate freezer, integrated dishwasher, recess with washing machine included and recess with microwave included, useful breakfast bar area, walk-in storage cupboard.

### **BEDROOM 1**

9'10 x 9'10 (3.00m x 3.00m)

Built-in double wardrobe, access to en suite shower room.

### **EN SUITE SHOWER ROOM/WC**

Fitted with a three piece suite and chrome fittings comprising: walk-in shower area, pedestal wash hand basin and low level WC, attractive tiling to splashback.

### **BEDROOM 2**

10'9 x 9'10 (3.28m x 3.00m)

Built-in double wardrobe.

### **OUTSIDE**

Allocated parking, visitors parking and communal gardens.

### **NB**

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



# Mariners Point

Approximate Gross Internal Area  
871 sq ft - 81 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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