



**Waterlilly Court, Bishop Cuthbert, TS26 0RR**  
**2 Bed - Apartment**  
**Offers In The Region Of £75,000**

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## Waterlilly Court, Bishop Cuthbert, TS26 0RR

**\*\* NO CHAIN INVOLVED \*\* BENEFITS FROM AN EN SUITE SHOWER ROOM/WC \*\*** A modern two bedroom purpose built first floor apartment which is well presented throughout. It should be economical to manage having gas fired central heating and has uPVC double glazing. This home would make an ideal first purchase or suit an investor for the rental market and briefly comprises: communal entrance via telecom entry system, private entrance hall with two storage cupboards, open plan lounge/kitchen/breakfast area, the kitchen being well fitted with cream units and includes a built-in oven, hob and extractor, two bedrooms, the master bedroom having an en suite shower room/WC, and to complete the accommodation is a good sized bathroom/WC. Externally, the apartment has an allocated car parking space and use of communal gardens. Waterlilly Court is located in the modern Bishop Cuthbert area of Hartlepool which has local shopping facilities within walking distance. This sensibly priced home comes with internal viewing highly recommended.

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Via telecom entry system with staircase to all floors.

#### FIRST FLOOR APARTMENT

#### ENTRANCE HALL

Entrance door, uPVC double glazed window, single radiator, built-in storage cupboard, built-in cloaks cupboard with double opening doors.

#### OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

22'11 x 10'7 overall (6.99m x 3.23m overall)

#### LOUNGE AREA

uPVC double glazed window, single radiator, coved ceiling.

#### KITCHEN/BREAKFAST AREA

Fitted with an excellent range of cream base, wall and drawer units with grey coloured working surfaces incorporating inset single drainer sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in electric oven below, canopy housing illuminated recirculating fan above, free standing slimline dishwasher included, space with plumbing for automatic washing machine, free standing dishwasher included, cupboard housing wall mounted Baxi gas fired central heating boiler, tiling to splashback, breakfast bar area, uPVC double glazed window, single radiator, coved ceiling.

#### BEDROOM 1

12'9 x 9'4 plus door recess, overall (3.89m x 2.84m plus door recess, overall)

uPVC double glazed window, single radiator.

#### IMPRESSIVE EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with chrome mains shower fitting, pedestal wash hand basin, close coupled WC, attractive tiling to splashback, single radiator, extractor fan.

#### BEDROOM 2

10'3 x 6'8 overall (3.12m x 2.03m overall)

uPVC double glazed window, single radiator.

#### BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, tiling to splashback, uPVC double glazed opaque window, single radiator, extractor fan.

#### OUTSIDE

The apartment has an allocated car parking space and use of communal gardens.

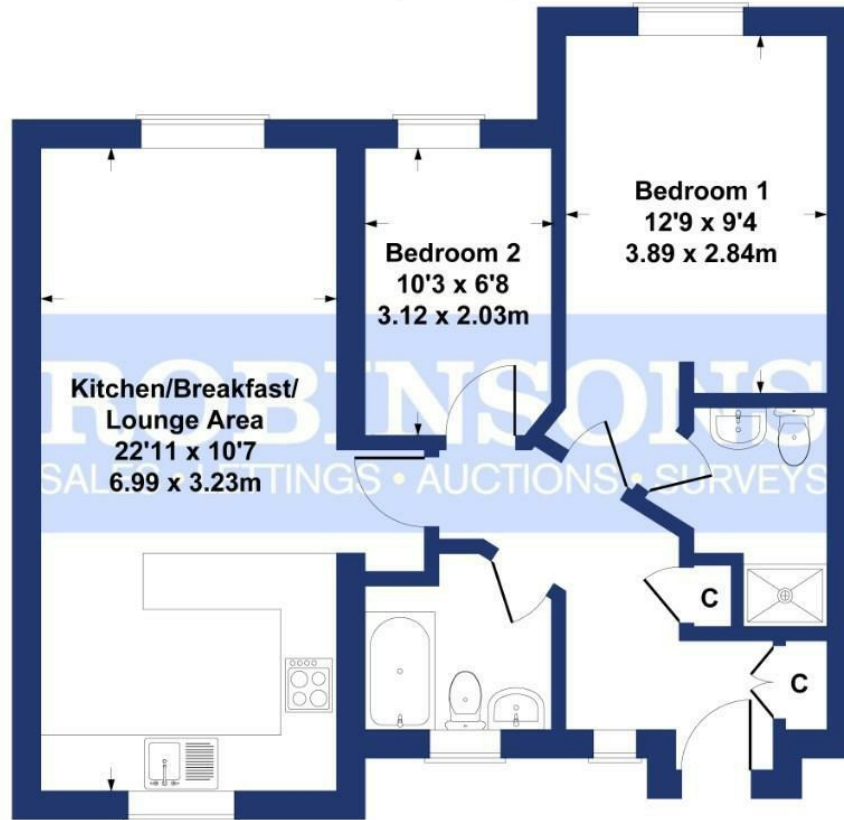
#### NB

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



# Waterlilly Court Hartlepool

Approximate Gross Internal Area  
648 sq ft - 60 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



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A				(81-91) A			
(81-91) B				(61-80) B			
(61-80) C				(41-60) C			
(41-60) D				(21-40) D			
(21-40) E				(1-20) E			
(1-20) F				(1-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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. 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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