



**Strawberry Apartments Lady Mantle Close, Hartlepool TS26
ORP**

welcome to

Strawberry Apartments Lady Mantle Close, Hartlepool

A modern, 2 Bedroomed, Second Floor apartment, available for sale with a tenant in situ paying £450 per calendar month.

Communal Entrance

Access via telecom intercom system, staircase to Second Floor.

Entrance Hallway

Radiator, storage cupboard.

Living Room

Irregular Shaped Room 19' 9" maximum x 12' 2" maximum (6.02m maximum x 3.71m)

UPVC double glazed window to side, UPVC double glazed French doors with Juliet balcony, coved cornicing, radiator, open with:-

Kitchen

12' 1" x 6' 6" (3.68m x 1.98m)

UPVC double glazed window to side, fitted with a range of wall and base units with complementing working surfaces and co-ordinating splashback, inset stainless steel 1 1/2 bowl sink/drain unit with chrome mixer tap, built in electric oven with 4 ring gas hob and extractor hood over, recess and plumbing for washing machine, wall mounted Glow Worm gas central heating boiler, radiator.

Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m)

UPVC double glazed window to rear, coved cornicing, radiator.

Bedroom 2

12' 4" x 7' 6" (3.76m x 2.29m)

UPVC double glazed window to front, coved cornicing, radiator, Loft void access.

Bathroom

UPVC double glazed opaque window to rear, fitted with a 3 piece white suite comprising of:- panelled bath with mains shower over, glass shower screen, pedestal wash hand basin, low level low WC, radiator, extractor, coved cornicing.

Externally

Allocated Car Parking Bay





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Strawberry Apartments Lady Mantle Close, Hartlepool

- SOLD WITH TENANT IN SITU
- ALLOCATED CAR PARKING
- MODERN
- WELL MAINTAINED
- POPULAR LOCATION

Tenure: Leasehold EPC Rating: C

£80,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
HAR116660 - 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.

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