



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

welcome to

Strawberry Apartments Lady Mantle Close, Hartlepool

A Second Floor, 2 Bedroomed Apartment, which is available for sale on this modern residential development.

Communal Hallway

Accessed via intercom entry system, staircase to Second Floor.

Entrance Hallway

Radiator, storage cupboard.

Open Plan / Living Room

18' 3" maximum x 12' 5" (5.56m maximum x 3.78m)
Fitted with a range of wall and base units with complementing working surfaces and co-ordinating splashback, inset one and a half bowl sink/drainage unit with mixer tap, built in electric oven with 4 ring gas hob plus extractor hood over, recess spotlighting to ceiling, recess and plumbing for washing machine, UPVC double glazed window to front.

Bedroom 1

10' 7" x 10' 10" (3.23m x 3.30m)
UPVC double glazed window to rear, radiator.

Bedroom 2

7' 6" x 12' 6" (2.29m x 3.81m)
UPVC double glazed window to front, radiator.

Bathroom

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

Externally

Allocated car parking bay plus visitor parking.





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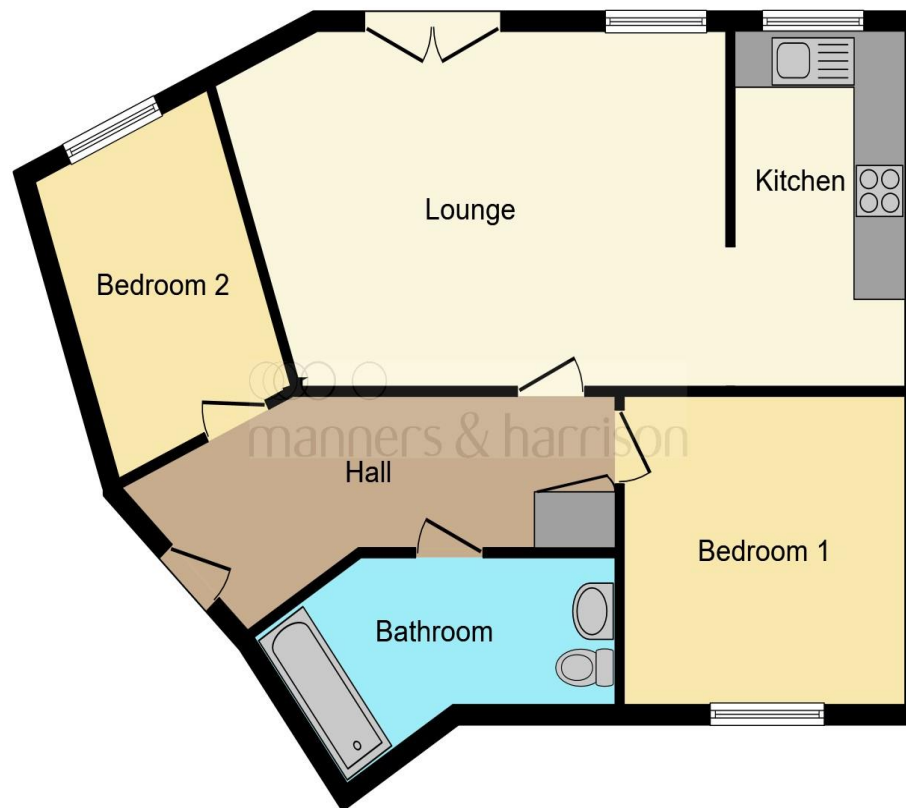
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- ALLOCATED CAR PARKING BAY
- MODERN
- POPULAR AREA
- VISITOR CAR PARKING BAY
- MODERN DECOR, FIXTURES & FITTINGS

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:
HAR116683 - 0003

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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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk