



**Marina House Harbour Walk, Hartlepool TS24 0UX**

**welcome to**

## **Marina House Harbour Walk, Hartlepool**

First floor, 1 bedroom apartment, perfect investment opportunity achieving £450 per calendar month. Sold with tenant in situ. Offering views over the Harbour.

### **Communal Hallway**

Accessed via security telecom entry system with the option of staircase to each floor or lift.

### **Entrance Hallway**

Giving access to:-

### **Kitchen / Living / Dining**

18' 1" maximum x 17' 5" maximum ( 5.51m maximum x 5.31m maximum )

Open plan, UPVC dual aspect windows to front, wall and base units with contrasting working surfaces, stainless steel sink/drainers unit with mixer tap, built in electric oven, hob and hood, cupboard housing plumbing for washing machine, 2 storage electric heater radiators.

### **Bedroom 1**

10' 6" x 10' 4" ( 3.20m x 3.15m )

UPVC double glazed window to front, wall mounted electric storage heater.

### **Bathroom**

Fitted with a 3 piece white suite comprising of:-  
panelled bath with mixer tap and spray attachment,  
pedestal wash hand basin, low level low flush WC,  
chrome heated towel rail, extractor fan, recess spotlighting to ceiling.

### **Externally**

### **Allocated Car Parking Space**





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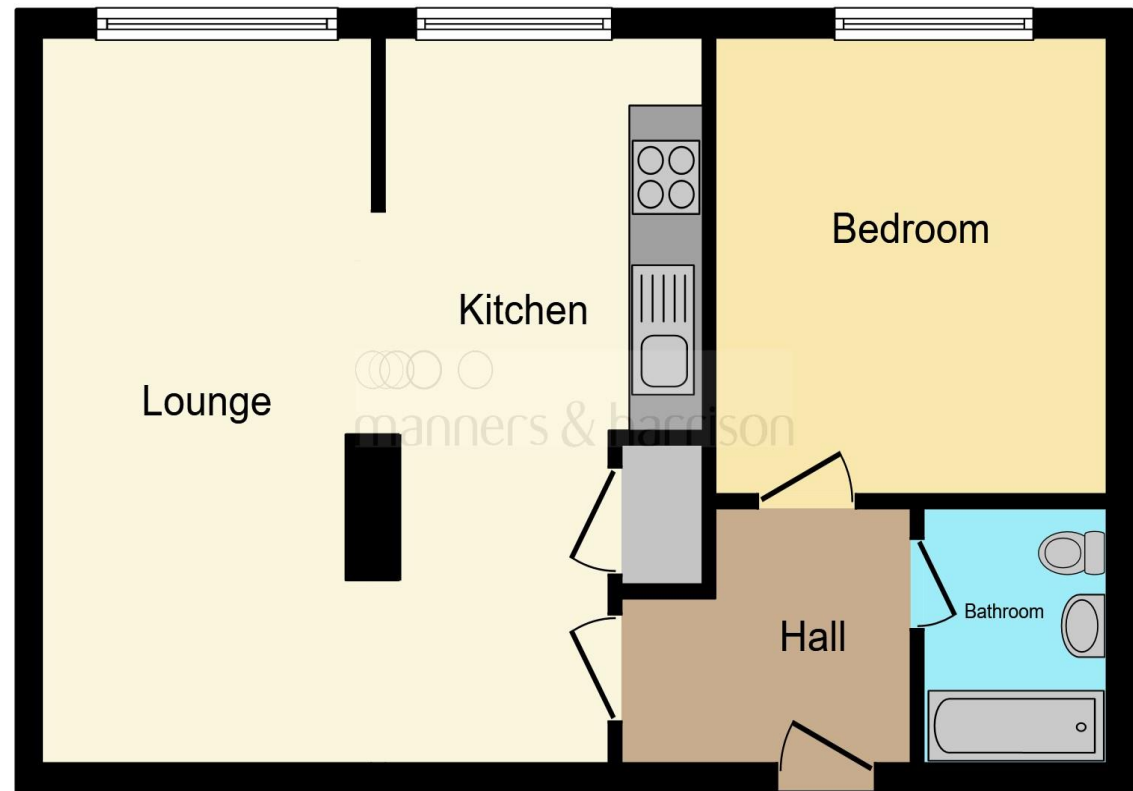
## Marina House Harbour Walk, Hartlepool

- STUNNING VIEWS
- ALLOCATED CAR PARKING BAY
- CLOSE TO TRAIN STATION
- LIFT TO ALL FLOORS
- SOLD WITH TENANT IN SITU

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£57,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HAR117962 - 0002

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