



**Laurel Gardens, HARTLEPOOL TS25 4NZ**

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## **Laurel Gardens, HARTLEPOOL**

Spacious, 2 bedroom, first floor apartment with an open plan lounge/kitchen plus Juliet balcony. Externally are attractively landscaped communal gardens and a car park to the rear. 100% ownership, Laurel Gardens has been specially designed for over 55's with various facilities on site.

### **Entrance Hall**

Accessed via a fire door to the rear leading into:-

### **Grand Entrance Hallway**

Loft void access, 2 large storage cupboards, intercom system.

### **Lounge / Kitchen**

25' 2" x 10' 11" ( 7.67m x 3.33m )

Open plan.

Kitchen area - range of wall and base units with complementing work surfaces, white inset sink with mixer tap, tiled splashback, inset electric oven, inset 4 ring hob, space for fridge freezer, space for dining table, laminate flooring.

Lounge area - UPVC double glazed French doors with windows leading onto a Juliet balcony, TV and telephone points.

### **Bedroom 1**

10' 3" x 14' 2" ( 3.12m x 4.32m )

UPVC double glazed window to front, door leading into:-

### **Bathroom**

Dual aspect, door from bedroom 1 and hallway, walk in shower area with tiled splashback, low level low flush WC, pedestal wash hand basin with tiled splashback, wet room flooring.

### **Bedroom 2**

11' 1" maximum x 7' 10" maximum ( 3.38m maximum x 2.39m maximum )

UPVC double glazed window to front.





**Externally**

**Communal Gardens**



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## Laurel Gardens, HARTLEPOOL

- UNDERFLOOR HEATING
- COMMUNAL GARDENS
- OVER 55'S
- BISTRO
- RESIDENTS LOUNGE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£75,000**



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:  
HAR118171 - 0002

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