



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

**welcome to**

## **Strawberry Apartments Lady Mantle Close, HARTLEPOOL**

NO FORWARD CHAIN! A modern two bedroom, first floor apartment situated in a pleasant position on Bishop Cuthbert estate with easy access for commuting to the A19 and local amenities within close proximity. This property is suitable for a range of buyers and internal viewings come highly recommended.

### **Entrance Hallway**

Entered via fire door, radiator, coved cornicing, doors leading to all principal rooms, storage cupboard, laminate flooring.

### **Open Plan Lounge/Kitchen**

Irregular shaped room, Lounge/ Diner 23'0 (Max) x 12'1 - Coved cornicing, laminate flooring, radiator, Juliet balcony with UPVC double glazed French doors, UPVC double glazed window to front, open to Kitchen area.

Kitchen 6'8 x 12'0 - Good range of wood effect wall and base units with contrasting working surfaces and matching upstands, 4 ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, wall mounted combi boiler, integrated fridge, integrated freezer, plumbing and recess for integrated dishwasher, stainless steel 1 1/2 bowl sink/drain unit with mixer tap, UPVC double glazed window to front, laminate flooring, spotlighting to ceiling, dining area.

### **Bedroom 1**

10' 10" x 10' 9" ( 3.30m x 3.28m )

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

### **Bedroom 2**

12' 1" x 7' 4" ( 3.68m x 2.24m )

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

### **Family Bathroom**

UPVC double glazed window to rear, radiator, low level low flush wc, pedestal wash hand basin with tiled surround, panelled bath with shower over and handheld shower attachment, tiled surround, spotlighting to ceiling, coved cornicing, vinyl flooring, extractor fan.

### **Externally**

1 allocated parking space to the rear, visitor parking, communal gardens.





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- SECURE TELECOM ENTRY SYSTEM
- GAS CENTRAL HEATING
- LOUNGE WITH JULIET BALCONY
- ALLOCATED AND VISITOR PARKING
- COMMUNAL GROUNDS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1555.44

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £78,000



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:  
HAR118838 - 0005

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