







welcome to

Marina House Harbour Walk, Hartlepool

An excellent investment opportunity, this one-bedroom second-floor apartment has been successfully rented to the same tenant for the past six years, achieving a rental income of £495 per calendar month and offering strong rental yields. The property can be bought with or without tenant in situ.

Lounge/ Kitchen

21' 6" x 8' 9" (6.55m x 2.67m)

Open plan layout, window to front, two electric radiators, fitted with a range of wall and base units with contrasting working surfaces, stainless steel sink/drainer unit with mixer tap, built in over, hob and extractor hood, spotlighting, cupboard with plumbing for washing machine, living/dining area.

Bedroom 1

14' 6" x 9' 1" (4.42m x 2.77m) Window to front, electric radiator.

Bathroom

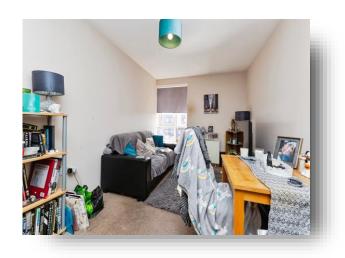
Bath with electric shower over, low level low flush wc, pedestal wash hand basin, extractor fan, chrome heated towel rail.

Externally

Allocated car parking in numbered bay.













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- SOLD WITH OR WITHOUT TENANT IN SITU
- MARINA VIEWS
- ALLOCATED CAR PARKING
- OPEN PLAN LOUNGE/ KITCHEN
- STRONG RENTAL YEILDS

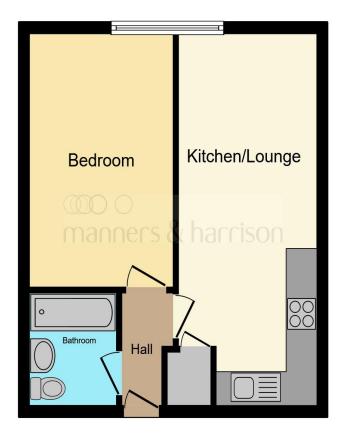
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1372.85

Ground Rent: 700.00

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.

£55,000



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

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Property Ref: HAR118748 - 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.



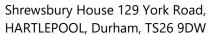


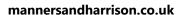


01429 261351



Hartlepool@mannersandharrison.co.uk





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