



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

**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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## Marina House Harbour Walk, Hartlepool

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

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](http://www.focalagent.com)

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Property Ref:  
HAR118748 - 0003

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