



St Columbas Court, Hartlepool, TS25 4NY

welcome to St Columbas Court

- FIRST FLOOR APARTMENT
- 50% SHARED EQUITY
- 2 BEDROOMS
- PARKING FACILITIES
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: B

£72,500

view this property online mannersandharrison.co.uk/Property/HAR108917
see all our properties on zoopla.co.uk | rightmove.co.uk | mannersandharrison.co.uk

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

HAR108917 - 0006

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.

Property Overview

2 BEDROOMED FIRST FLOOR APARTMENT. The owner is selling 50% share of the property. There is an option after a qualifying period that the owner can buy all or part of the remaining equity in the house at the then market value. Further details on request.

Entrance Lobby

Double Glazed panelled entrance door, wall mounted convector heater, staircase leading to First Floor Landing, access to roof void, built in cloaks cupboard, wall mounted convector heater.

Living Room

12' 5" x 11' 4" (3.78m x 3.45m)
pleasant outlook over common green, wall mounted 'flicker flame' electric fire, TV point, wall mounted convector heater.

Kitchen / Diner

15' 2" x 10' 10" (4.62m x 3.30m)
pleasant range of wall and floor cupboards with curved top working surfaces and inset single drainer single bowl stainless steel sink unit, space for slot in cooker, plumbed for washing machine, built in overstairs storage cupboard housing 'Vaillant' gas fired wall mounted central heating boiler, Dining Area, wall mounted convector heater.

Bedroom 1

13' 6" x 8' 6" (4.11m x 2.59m)
pleasant outlook, wall mounted convector heater.

Bedroom 2

10' 7" x 7' (3.23m x 2.13m)
wall mounted convector heater.

Bathroom / Wc

suite comprising panelled bath with 'Mira' electric shower unit over, pedestal wash hand basin and close coupled low flush WC, part tiled walls, being full height to shower area, wall mounted convector heater.

Externally

Communal Grounds

Ample Parking Facilities



manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk