



**Strawberry Apartments, Bishop Cuthbert,
TS26 0RP
2 Bed - Apartment
£85,000**

**Council Tax Band: B
EPC Rating: C
Tenure: Leasehold**



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Strawberry Apartments, Bishop Cuthbert, TS26 0RP

*** REDUCED NOW £85,000*** We are delighted to offer for sale this modern two bedroom second floor apartment. It occupies a pleasant position being on the top floor, with views across the town and towards the sea and the Cleveland Hills. It is warmed by gas central heating via a combination boiler and has uPVC double glazing. The floor plan briefly comprises: communal entrance via secure entry system with staircase to all floors. The apartment has a private entrance hall, spacious lounge with uPVC double glazed French doors opening to a delightful 'Juliet' style balcony, impressive fitted kitchen which includes a built-in oven, hob and extractor, as well as a free standing fridge/freezer, washing machine and dishwasher. The hall gives further access to two bedrooms which are served by the bathroom/WC which is fitted with a three piece white suite. Externally, Strawberry Apartments offer communal grounds, allocated parking and visitors parking on site.

GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance door via secure telecom entry system with staircase to all floors.

SECOND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Entrance door, built-in storage cupboard.

OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

LOUNGE AREA

11'1" x 15'10" overall (3.38m x 4.85m overall)

uPVC double glazed French doors leading to a 'Juliet' style balcony enjoying a pleasing view across the town and towards the sea and Cleveland Hills on a clear day, opening to:

KITCHEN AREA

8'2" x 9'1" overall (2.51m x 2.77m overall)

Well fitted with cream coloured base, wall and drawer units with complementing working surfaces with matching splashback incorporating inset single drainer sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated extractor fan above, free standing washing machine, dishwasher and fridge/freezer, wall mounted Glow-worm gas combination boiler.

BEDROOM 1

8'7" x 17'3" max dimensions (2.64m x 5.26m max dimensions)

BEDROOM 2

7'10" x 8'7" max dimensions (2.39m x 2.62m max dimensions)

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, white tiling to splashback, extractor fan.

OUTSIDE

The apartment has an allocated car parking space and use of communal gardens.

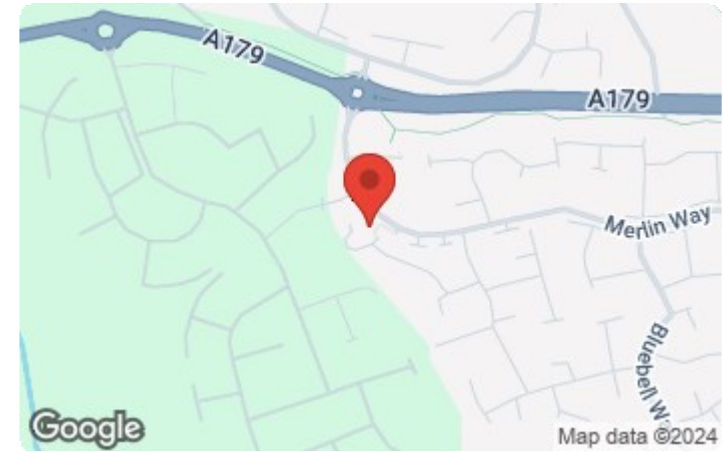
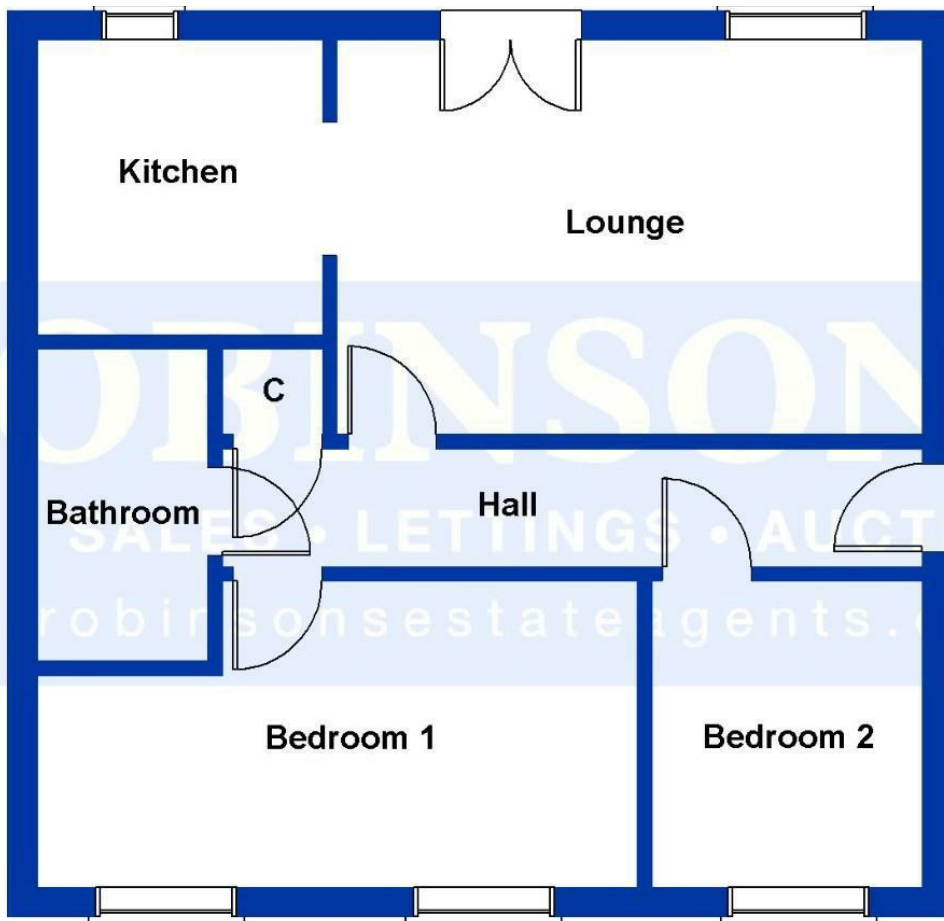
NB 1

The property is of leasehold tenure and has a yearly maintenance charge.

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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