



**\*\* CAN BE SOLD WITH EXISTING TENANT \*\*** 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 Hartlepool. 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 built-in appliances. 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.

**Strawberry Apartments, Lady Mantle Close, Hartlepool,**

**TS26 0RP**

**2 Bed - Apartment**

**£85,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



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# Strawberry Apartments, Hartlepool, TS26 0RP

## COMMUNAL ENTRANCE

Access via telecom intercom system, staircase to all floors.

## PRIVATE ENTRANCE HALLWAY

Radiator, storage cupboard.

## LOUNGE

19'9 x 12'2 ( max) (6.02m x 3.71m ( max))

uPVC double glazed window, uPVC double glazed French doors with 'Juliet' style balcony, radiator, opening into:

## KITCHEN

12'1 x 6'6 (3.68m x 1.98m)

uPVC double glazed window, fitted with a range of modern wall, base and drawer units with matching worktops, and co-ordinating splashback, inset stainless steel sink and drainer with mixer tap, four ring gas hob with illuminating extractor and built-in electric oven, plumbing for washing machine, space for fridge and freezer.

## BEDROOM

11'2 x 10'7 (3.40m x 3.23m)

uPVC double glazed window, radiator.

## BEDROOM

12'6 x 7'6 (3.81m x 2.29m)

uPVC double glazed window, radiator, loft access.

## FAMILY BATHROOM/WC

uPVC double glazed window, fitted with a modern white and chrome suite comprising of: panelled bath with mains shower over, glass shower screen, pedestal wash hand basin, low level low WC, radiator, extractor.

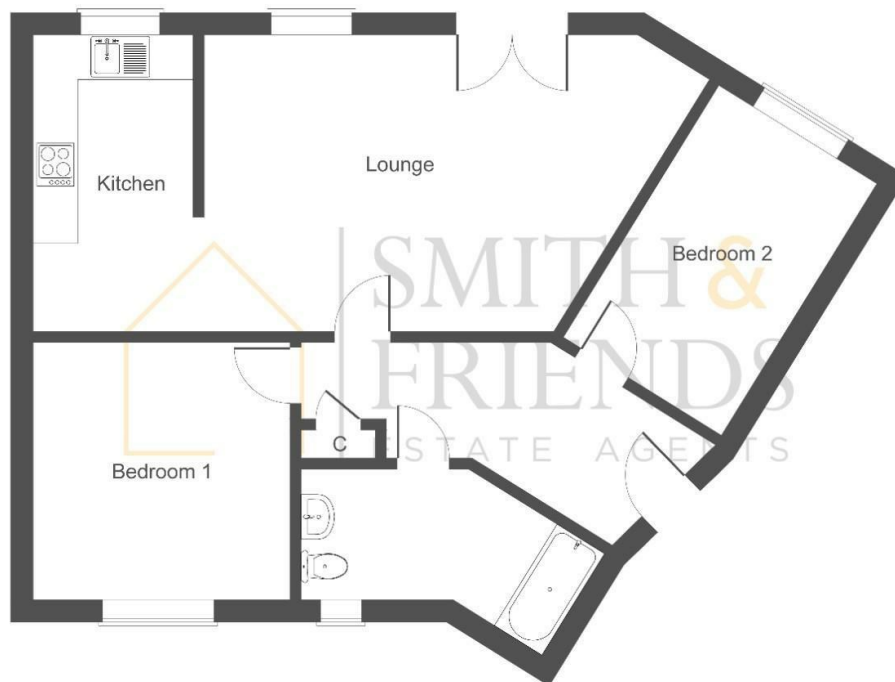
## EXTERNALLY

Allocated car parking space.

## NB

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.

## Strawberry Apartments



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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 Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	

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