



A well presented two bedroom second floor apartment. It is located in the exclusive Marina development, with this property enjoying a seafront position. The apartment is warmed by gas central heating and has uPVC double glazing. This deceptively spacious apartment briefly comprises: communal entrance via telecom entry system with staircase and lift to all floors, long private entrance hall, open plan lounge/dining/kitchen area, the lounge area having a French door leading to a balcony enjoying a pleasing sea view, the kitchen area being well fitted with 'beech' style units and includes many integrated appliances, two double bedrooms, both having built-in wardrobes, the master bedroom having an en suite shower room/WC, and to complete the apartment is a superb bathroom/WC which is fitted with a white suite. Externally the apartment has an allocated car parking space and an additional visitors parking bay and has use of communal gardens.

Mariners Point, Hartlepool, TS24 0FB

2 Bedroom - Apartment

£105,000

EPC Rating: C

Tenure: Leasehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Mariners Point, Hartlepool, TS24 0FB

GROUND FLOOR

COMMUNAL ENTRANCE

Entrance door with telecom entry system, staircase and lift to all floors.

SECOND FLOOR APARTMENT

PRIVATE ENTRANCE VESTIBULE

Entrance door, built-in cloaks cupboard.

LONG ENTRANCE HALL

Built-in storage cupboard.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA

LOUNGE/DINING AREA

26'8" x 12'5" widening to 16'2" in dining area

uPVC double glazed French door leading to a balcony which enjoys an outstanding sea view.

KITCHEN AREA

8'5" x 9'1" overall

Fitted with a range of 'beech shaker' style base and wall units with 'granite' style working surfaces in a 'U' shaped layout.

BEDROOM ONE

13'8" x 9'8" overall

Built-in double wardrobe, uPVC double glazed window enjoying sea views.

EN SUITE SHOWER ROOM/WC

Featuring a modern three piece suite.

BEDROOM TWO

13'8" x 10'5" overall

Built-in double wardrobe, uPVC double glazed window enjoying sea views.

BATHROOM

Featuring a modern three piece white suite and chrome fittings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	81
England & Wales		EU Directive 2002/91/EC	

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.