

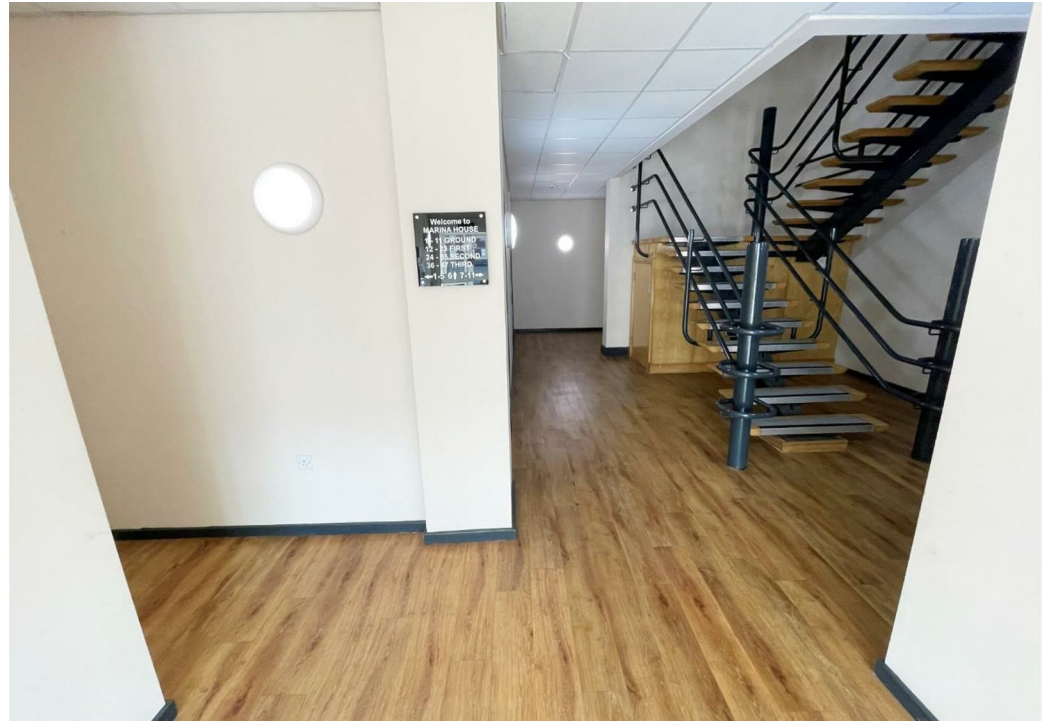


Marina House, Harbour Walk, Marina, TS24 0UX
1 Bed - Apartment
Price Guide £49,950

Council Tax Band: A
EPC Rating: C
Tenure: Leasehold



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Marina House, Harbour Walk, Marina, TS24 0UX

*** REDUCED*** *** TO BE SOLD WITH A SITTING TENANT *** WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY *** We are delighted to offer to the open market for sale this modern, self contained one bedroom ground floor apartment. Marina House is a newly converted apartment block comprising of 47 apartments. They are located on the Marina which offers excellent shopping and leisure facilities. The front of the apartment block overlooks the Marina, with the seafront being a short distance away. It should be economical to manage having electric heating and uPVC double glazing. The floor plan briefly comprises: communal entrance via key coded telephone entry system, private entrance hall, open plan lounge/kitchen/breakfast area, the kitchen area having trendy 'silver' effect units and includes a built-in oven, hob and extractor, good sized bedroom and a bathroom/WC which is fitted with a white suite. We understand that the furniture could be sold by separate negotiation. Internal viewing comes highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

Entrance via coded telephone entry system with access to all apartments.

GROUND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Entrance door, built-in airing cupboard housing hot water cylinder with immersion heater, telephone entry system unit.

OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

LOUNGE/BREAKFAST AREA

15'7 x 9'3 overall (4.75m x 2.82m overall)
uPVC double glazed picture window, electric night storage heater, fitted carpet.

KITCHEN AREA

6'1 x 7'8 overall (1.85m x 2.34m overall)
Fitted with a range of 'silver' effect base, wall and drawer units with chrome rod handles, black 'marble' effect working surfaces with matching splashback incorporating inset single drainer stainless steel sink unit with detachable 'hose' style mixer tap, built-in Zanussi ceramic hob with built-in Zanussi stainless steel electric oven below, matching 'chimney' style canopy housing illuminated recirculating fan above, laminate flooring, electric night storage heater.

BEDROOM

9'2 x 11'4 overall (2.79m x 3.45m overall)
uPVC double glazed picture window, electric night storage heater.

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, electric heated towel rail, laminate flooring, single inset spotlights to ceiling, extractor fan.

NB 1

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

NB 2

Photographs used were taken prior to current tenancy.

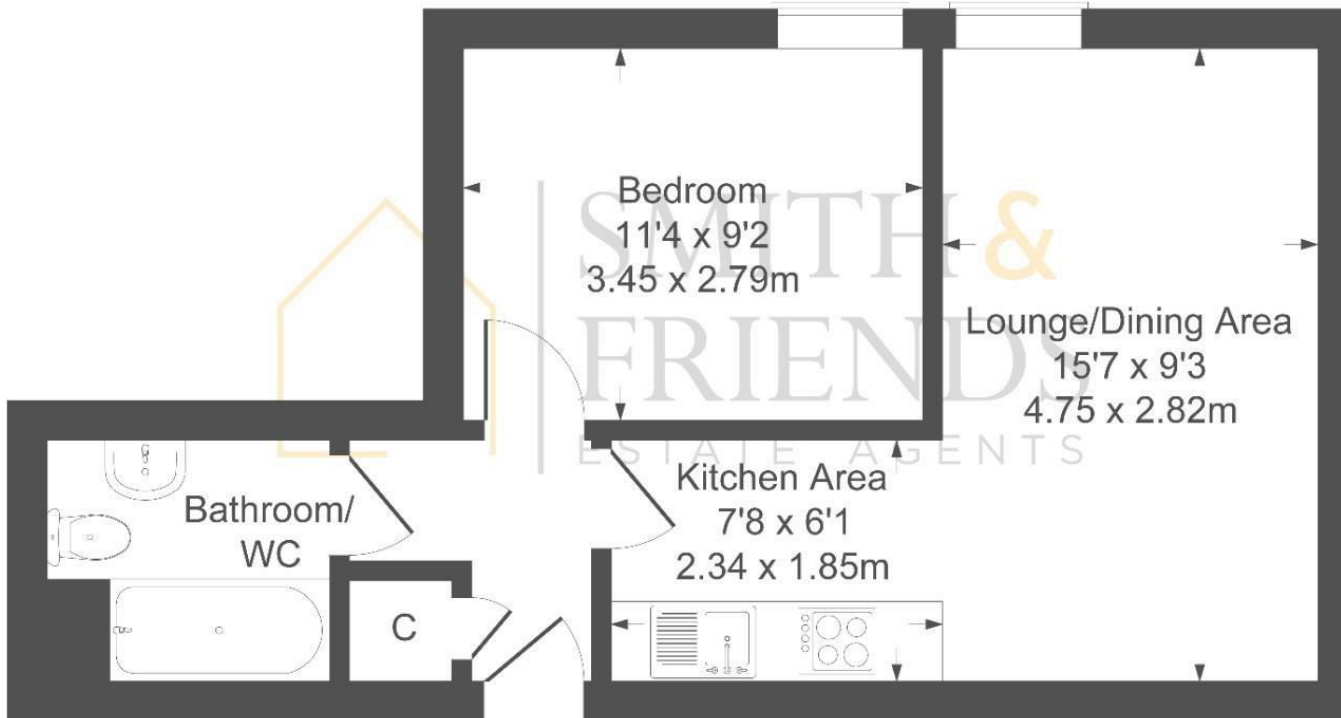
NB 3

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.



Marina House

Approximate Gross Internal Area
388 sq ft - 36 sq m



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 and conveyancing 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	71	71
(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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