



*** CAN BE SOLD WITH TENANT IN SITU *** Smith and friends are delighted to present this excellent first floor one bedroom apartment in the desirable area of Hartlepool Marina. In our opinion ideal for any first time buyer or investor.

Located in a modern apartment building, this well presented and freshly decorated apartment benefits from bars, restaurants and shopping facilities nearby, allocated parking space and outdoor terrace space. The layout comprises of: private hallway, open plan lounge/dining room and kitchen, a double bedroom, with fitted wardrobes, and an immaculate bathroom with shower. Other features include uPVC double glazing and gas central heating.

Sandpiper House, Fleet Avenue, Marina, Hartlepool, TS24

0WH

1 Bed - Apartment

Offers In The Region Of £80,000

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Sandpiper House, Fleet Avenue, Hartlepool, TS24 0WH

COMMUNAL ENTRANCE

Entrance door via telecom entry system.

ENTRANCE HALLWAY

Secure panelled entrance door, telecom entry system unit, radiator.

LOUNGE/DINING AREA

17'10 x 10'10 (5.44m x 3.30m)

uPVC double glazed French doors with matching side screens opening to a balcony, door into the kitchen, radiator.

KITCHEN

10'10 x 6'4 (3.30m x 1.93m)

Fitted with a modern range of wall, base and drawer units with contrasting worktops incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring electric hob and illuminated extractor hood over, integrated fridge and freezer, integrated slimline dishwasher, integrated washer/dryer, uPVC double glazed window, radiator.

BEDROOM

12'7 x 9'4 (3.84m x 2.84m)

Built-in triple wardrobes, uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: walk-in shower with protective glass screen and chrome mains shower fitting, pedestal wash hand basin and low level WC, uPVC double glazed opaque window, radiator, extractor fan.

EXTERNALLY

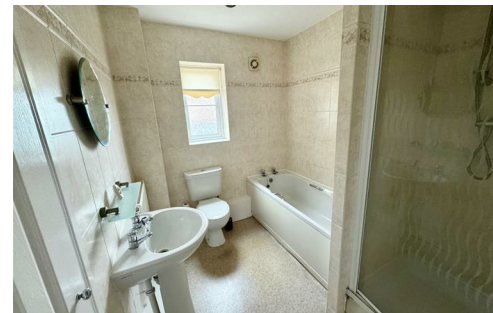
The property has an attractive balcony area with wrought iron railings. The apartment also has an allocated car parking space.

NB 1

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

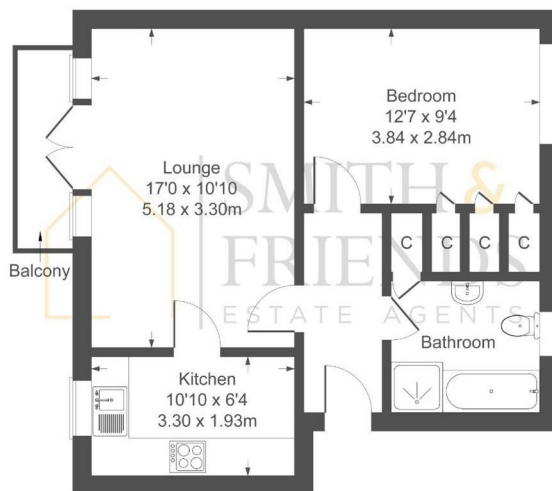
NB 2

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.



Sandpiper House

Approximate Gross Internal Area
526 sq ft - 49 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, 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		78	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	

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