



Not one to miss! This stunning two bedroom, ground floor Marina apartment showcases the best in modern living.

Offering stunning views of the yacht basin, the property is conveniently located close to bars and restaurants, making it ideal for the most discerning buyer. The apartment features a larger than average patio, modern kitchen and four piece bathroom, whilst further benefitting from gas central heating, uPVC double glazing, secure telecom

entry and burglar alarm system. An ideal purchase for a variety of buyers, with an internal viewing highly recommended. In brief the layout comprises: communal entrance with stairs and lift access to each floor, private entrance hall with access into a generous lounge with French doors which open to the patio area overlooking the Marina. The separate kitchen is fitted with modern 'oak' style units to base and wall level with a range of integrated appliances. The hall also provides access to both bedrooms which benefit from fitted wardrobes, they are served by a four piece bathroom with bath and separate shower. Externally the patio should prove to be low maintenance and offers stunning views of the yacht basin.

Quayside, Hartlepool, TS24 0WG

2 Bed - Apartment

£130,000

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold



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COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs and lift access to each floor.

ENTRANCE HALLWAY

Accessed via secure entrance door, large storage cupboard, Karndean flooring, convector radiator, access to:

LOUNGE

16'7 x 12'1 (5.05m x 3.68m)

A pleasant lounge featuring uPVC double glazed French doors with matching side screens opening to the patio, Karndean flooring, two radiators, access to:



KITCHEN

10'7 x 8'5 (3.23m x 2.57m)

Fitted with a modern range of 'oak' style units to base and wall level with brushed stainless steel handles and complementing roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring touch hob, and illuminating extractor above, integrated fridge and freezer, washer/dryer and dishwasher, recess for microwave, concealed gas central heating boiler, uPVC double glazed window offering views of the Marina, modern laminate flooring, inset spotlighting to ceiling, radiator.



BEDROOM 1

12'6 x 9'8 (3.81m x 2.95m)

A good sized master bedroom which benefits from fitted wardrobes, uPVC double glazed window, radiator.



BEDROOM 2

9'1 x 8'5 (2.77m x 2.57m)

Fitted wardrobes, uPVC double glazed window, radiator.



FAMILY BATHROOM/WC

Fitted with a modern white and chrome four piece suite comprising: panelled bath with chrome dual taps, corner shower cubicle with twin glass panelled sliding doors and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, chrome heated towel radiator, extractor fan, inset spotlights to ceiling, uPVC double glazed window.

EXTERNALLY

The apartments on Mayflower House come with an allocated parking space, with this generous ground floor apartment benefitting from a larger than average patio overlooking the yacht basin.

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.



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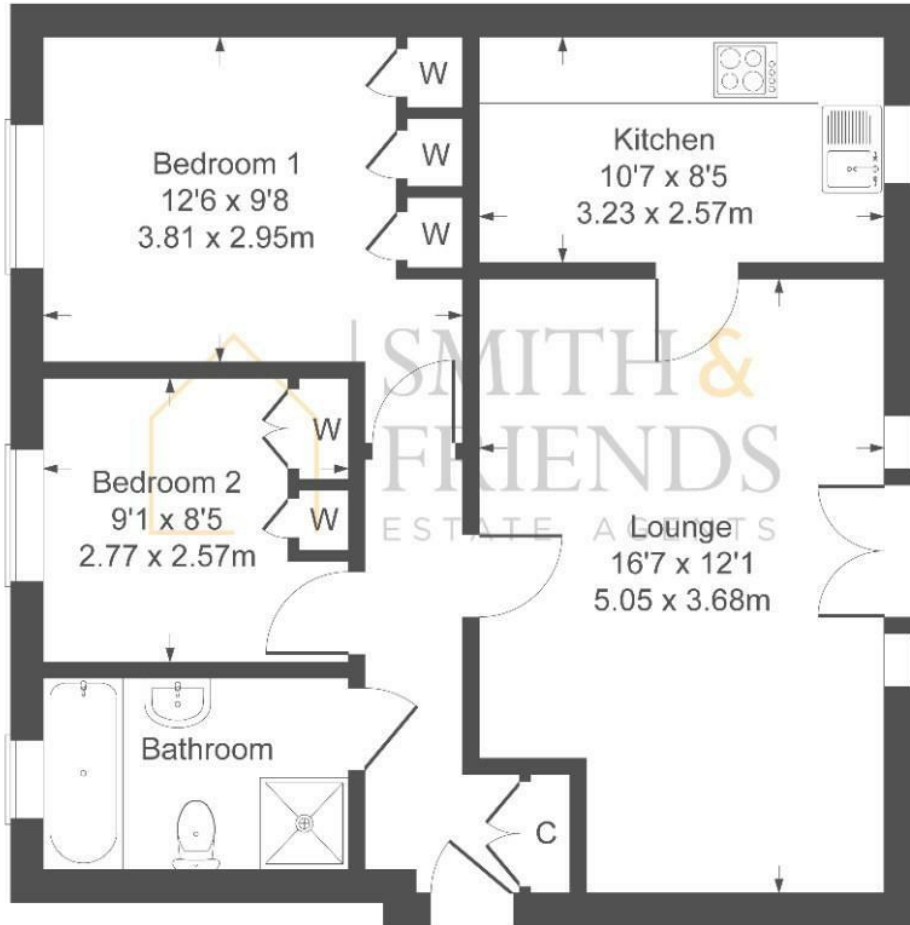


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Mayflower House

Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2024
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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		77	79
(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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