



**\*\*\* REDUCED \*\*\* NO CHAIN INVOLVED \*\*\*** A spacious two bedroom TOP FLOOR APARTMENT. An ideal investment opportunity with an internal viewing recommended. The apartments on Mariners Point benefit from a secure telecom entry system, allocated and visitors parking, whilst offering a beautiful seafront position. The accommodation is warmed by electric storage heaters, features uPVC double glazing and briefly comprises: entrance hall with access to a generous open plan lounge/dining room which leads directly into the kitchen with a range of built-in appliances. The lounge area features French doors to the balcony with stunning sea views. The hall also provides access to both bedrooms with built-in double wardrobes, the master with en-suite shower room, whilst bedroom two is served by the bathroom/WC. Externally is allocated parking, visitors parking and communal grounds. Restaurants, bars and cafes are within a short stroll of the apartment. **VIEWING RECOMMENDED.**

**Mariners Point, Hartlepool, TS24 0FB**

**2 Bedroom - Flat**

**£99,000**

**EPC Rating: C**

**Tenure: Leasehold**

**Council Tax Band: C**



Mariners Point, Hartlepool, TS24 0FB

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### **COMMUNAL ENTRANCE**

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

### **TOP FLOOR APARTMENT**

#### **ENTRANCE HALL**

A deep entrance hall with useful storage cupboard, 'Kardean' flooring, telecom entry system, wall mounted electric radiator.

#### **OPEN PLAN LOUNGE/DINING ROOM**

##### **LOUNGE/DINING AREA**

**26'5 x 13'9 maximum measurement (8.05m x 4.19m maximum measurement )**

uPVC double glazed French doors opening to the balcony which offers beautiful sea views, double glazed 'Velux' style window to the rear, 'Karndean' flooring, television point, wall mounted electric radiator.

##### **KITCHEN AREA**

**10'7 x 8'9 (3.23m x 2.67m)**

Fitted with a range of units to base and wall level with brushed stainless steel handles and complementing work surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with microwave recess above, four ring electric hob with extractor over, tiled splashback, integrated dishwasher, recess for washing machine, uPVC double glazed window, spotlights to ceiling, 'Kardean' flooring.

##### **BEDROOM ONE**

**13'5 x 10'3 (4.09m x 3.12m)**

Built-in double wardrobe, uPVC double glazed window with sea view, wall mounted electric radiator.

##### **EN-SUITE SHOWER ROOM/WC**

**12'0 x 3'2 (3.66m x 0.97m)**

Fitted with a three piece suite comprising: shower cubicle with space saving folding door, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback and flooring, extractor fan.

##### **BEDROOM TWO**

**13'5 x 10'0 (4.09m x 3.05m)**

Built-in double wardrobe, double glazed 'Velux' style window with sea view, wall mounted electric radiator.



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**FAMILY BATHROOM/WC**

**9'3 x 5'6 (2.82m x 1.68m)**

Fitted with a three piece suite and chrome fittings comprising: panelled bath chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback and flooring, extractor fan, heated towel radiator, double glazed 'Velux' style window.



**EXTERNALLY**

The apartment comes with an allocated parking space and visitors parking.



**NB 1**

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



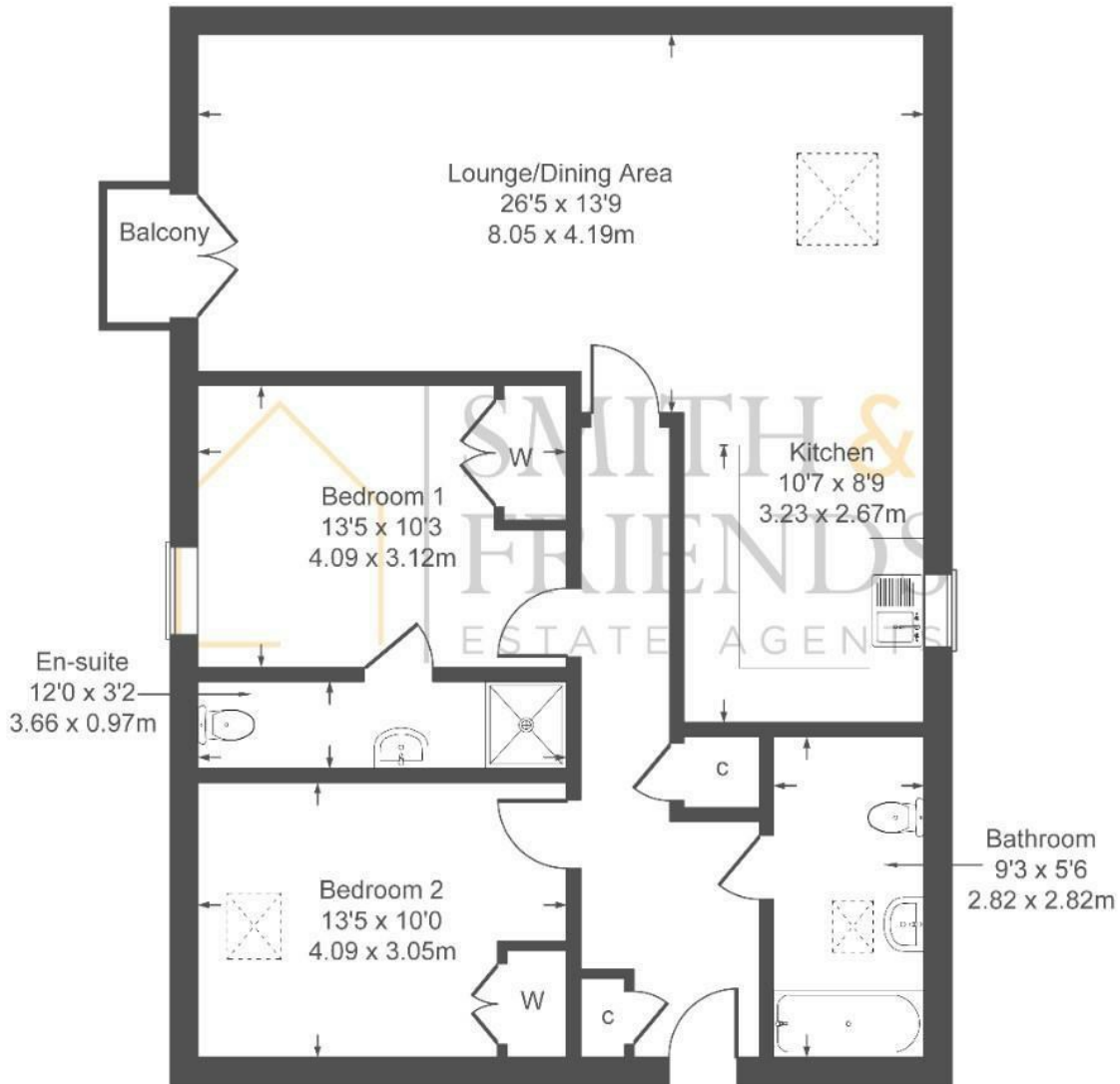
**NB 2**

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.



## Mariners Point

Approximate Gross Internal Area  
982 sq ft - 91 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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	

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. We 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.

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