



*** CHAIN FREE *** Situated on this popular modern development at Bishop Cuthbert A TWO BEDROOMED FIRST FLOOR APARTMENT WITH LOVELY OPEN OUTLOOK. The well planned accommodation briefly comprises: communal entrance, apartment: entrance hall, open plan lounge/kitchen (with lovely open outlook), two bedrooms (master with en-suite) and bathroom. Allocated parking. The apartment is installed with gas central heating and uPVC double glazing.

Waterlilly Court, Bishop Cuthbert, Hartlepool, TS26 0RR
2 Bed - Apartment
£70,000
EPC Rating: B
Council Tax Band: B
Tenure: Leasehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Waterlilly Court, Hartlepool, TS26 0RR

COMMUNAL ENTRANCE HALL

ENTRANCE HALLWAY

Two storage cupboards, radiator.

OPEN PLAN LOUNGE KITCHEN

22'11 x 10'4 (6.99m x 3.15m)

LOUNGE: uPVC double glazed window to front, radiator.

KITCHEN: Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with extractor above and electric oven below, plumbing for washing machine and space for fridge and freezer.

BEDROOM

15'8 x 9'4 (4.78m x 2.84m)

uPVC double glazed window, fitted wardrobe, radiator.

EN-SUITE

Corner shower, pedestal wash hand basin and low level WC.

BEDROOM

7'7 x 6'8 (2.31m x 2.03m)

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand basin and low level WC.

EXTERNALLY

Allocated parking space.

NB 1

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

NB 2

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



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		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	83
EU Directive 2002/91/EC		

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

