



**** REDUCED **** A modern, self contained two bedroom ground floor apartment which is offered for sale with the option of existing tenant. The property is located on the popular Bishop Cuthbert development and forms part of a desirable complex. The apartment has gas central heating and uPVC double glazing. Briefly comprising: secure communal entrance via telecom entry system, private entrance hall, open plan lounge/diner/kitchen, the kitchen area includes a built-in oven, hob and extractor, two bedrooms, with an en-suite shower room/WC with double shower cubicle to bedroom one, plus a superb family bathroom/WC which has a white suite. Externally is an allocated car parking space. Lease info – GR £100pa, SC £1208.78pa, 105 years remaining on lease. Limited mobile coverage

Waterlily Court, Bishop Cuthbert, Hartlepool, TS26 0RR

2 Bed - Apartment

£69,950

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



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COMMUNAL ENTRANCE

22'10"x10'3" (6.96x3.12)

Secure door entry system.

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 1

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 2

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

uPVC double glazed window and radiator.

BATHROOM

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

EXTERNALLY

Allocated parking space.

NB 1

Original photos used

NB 2:

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 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.



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	76	78
EU Directive 2002/91/EC		

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