



Mansion House, Fleet Avenue, TS24 0WN
2 Bed - Apartment
£159,950

Council Tax Band: C
EPC Rating: B
Tenure: Leasehold



SMITH &
FRIENDS
ESTATE AGENTS



Mansion House, Fleet Avenue, TS24 0WN

*** REDUCED*** A very well presented two bedroom first floor apartment located in Mansion House on the popular Marina development, adjacent to Hartlepool Yacht Club. With a contemporary finish and quality fixtures and fittings throughout. The apartment benefits from a secure telecom entry system, alarm, gas central heating, uPVC double glazing and allocated parking space. An internal viewing comes highly recommended, with a layout which briefly comprises: communal entrance, private entrance hall, spacious lounge with French doors opening to a pleasant balcony, impressive kitchen/diner with a range of integrated appliances, two good size bedrooms, both with fitted wardrobes, and a modern bathroom which incorporates a four piece suite and chrome fittings.

FIRST FLOOR APARTMENT

COMMUNAL ENTRANCE

Stairs to each floor, lift access to other apartments.

ENTRANCE HALL

Accessed via secure entrance door with spyhole, fitted with modern laminate flooring, attractive internal doors, built-in storage cupboard/cloaks cupboard, modern convector radiator.

OPEN PLAN SITTING/DINING/KITCHEN

LOUNGE/SITTING AREA

16'7 x 12'2 (5.05m x 3.71m)

uPVC double glazed French doors with matching side screens to the balcony, modern laminate flooring, inset spotlighting to ceiling, television point, convector radiator.

KITCHEN/DINING AREA

14'1 x 8'3 (4.29m x 2.51m)

Fitted with a modern range of white gloss wall, base and drawer units with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with illuminated extractor hood over, all finished in brushed stainless steel, integrated fridge and freezer, washer/dryer, dishwasher, modern laminate flooring, uPVC double glazed window, useful storage cupboard, inset spotlighting to ceiling, convector radiator.

BEDROOM 1

12'3 x 10'9 (3.73m x 3.28m)

A good size master bedroom with uPVC double glazed window, fitted wardrobes and modern convector radiator.

BEDROOM 2

10'6 x 10'5 (3.20m x 3.18m)

uPVC double glazed window, fitted wardrobes and modern convector radiator.

FAMILY BATHROOM/WC

Fitted with a beautiful four piece suite white and chrome suite comprising of: panelled bath with chrome mixer tap and shower attachment, separate shower enclosure, inset wash hand basin with chrome mixer tap and vanity cabinet below, illuminated vanity mirror above, shaver point, low level WC, attractive tiling to walls and flooring, extractor fan, chrome heated towel radiator.

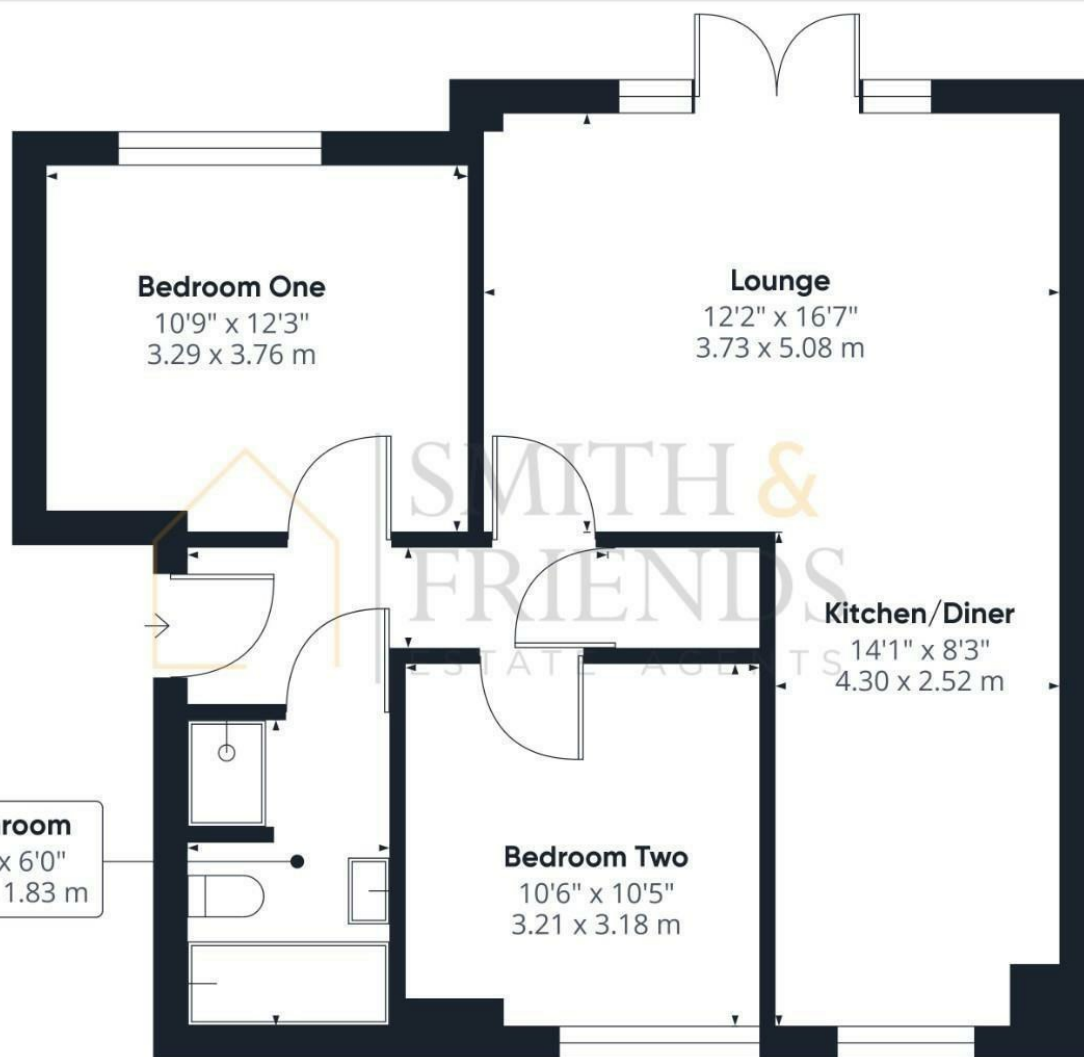
EXTERNALLY

The apartment benefits from an allocated parking space, balcony and communal parking close by.

NB

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.





Approximate total area¹⁸

669.31 ft²

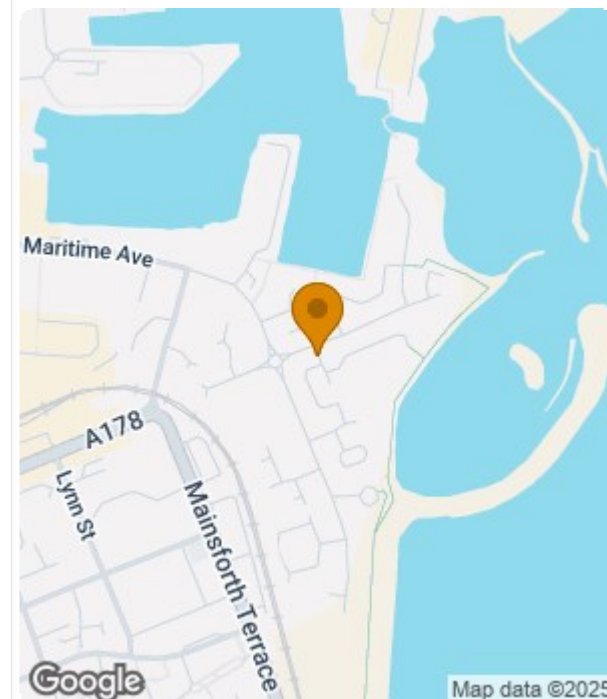
62.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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.

106 York Road, Hartlepool, TS26 9DE

Tel: 01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS