

# FINE & COUNTRY

Homes from Robinsons



15 The Grange Love Lane  
Wynyard Park | TS22 5SD



Wynyard Fine & Country

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# 15 The Grange Love Lane Wynyard Park | TS22 5SD

An exclusive two bedroom first floor apartment at The Grange, Wynyard Manor, where the apartment block built by Taylor Wimpey was designed and inspired around Wynyard Hall. The apartment with occupies an extremely pleasant position at the end of the block benefitting from a dual aspect over grassy areas to both the front and side. Ideal for a professional or couple, the apartment with its high ceilings gives the impression of lightness and space. Briefly comprises of high gloss tiled hallway with large storage cupboard, Lounge with bay window to the front and window to the side allowing the light to flood in. a contemporary breakfasting kitchen with cashmere coloured units, contrasting work surface, plinth lighting and a range of built in appliances including oven, 5 ring gas hob, fridge, freezer, dishwasher and washing machine.. The master bedroom is fitted with built in wardrobes and en suite with double shower cubicle. The second double bedroom currently utilities as a home office is serviced by the main bathroom. The modern apartment is decorated throughout in a neutral colour. Externally there is a reserved double parking bay to the rear.



#### AGENTS NOTE:-

- \* UPVC Double glazing
  - \* Gas central heating Via radiators
  - \* Allocated parking space for 2
  - \* EER 82B
  - \* Council tax band band D - Hartlepool. 23/24 £2304
  - \* The apartment is subject to a ground rent of £250.00 per Annum
  - \* A service charge is also applicable. Circa £1300 as 2024
  - \* Leasehold
- \* The property is subject to a community charge of £395 INC VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:-

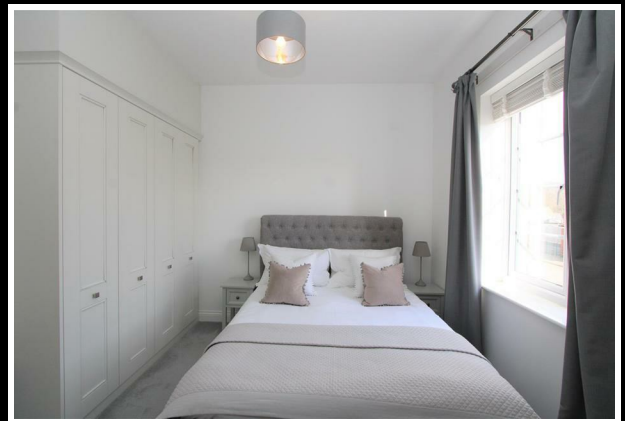
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Wynyard Church of England Primary School. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS:

Via Fine & Country

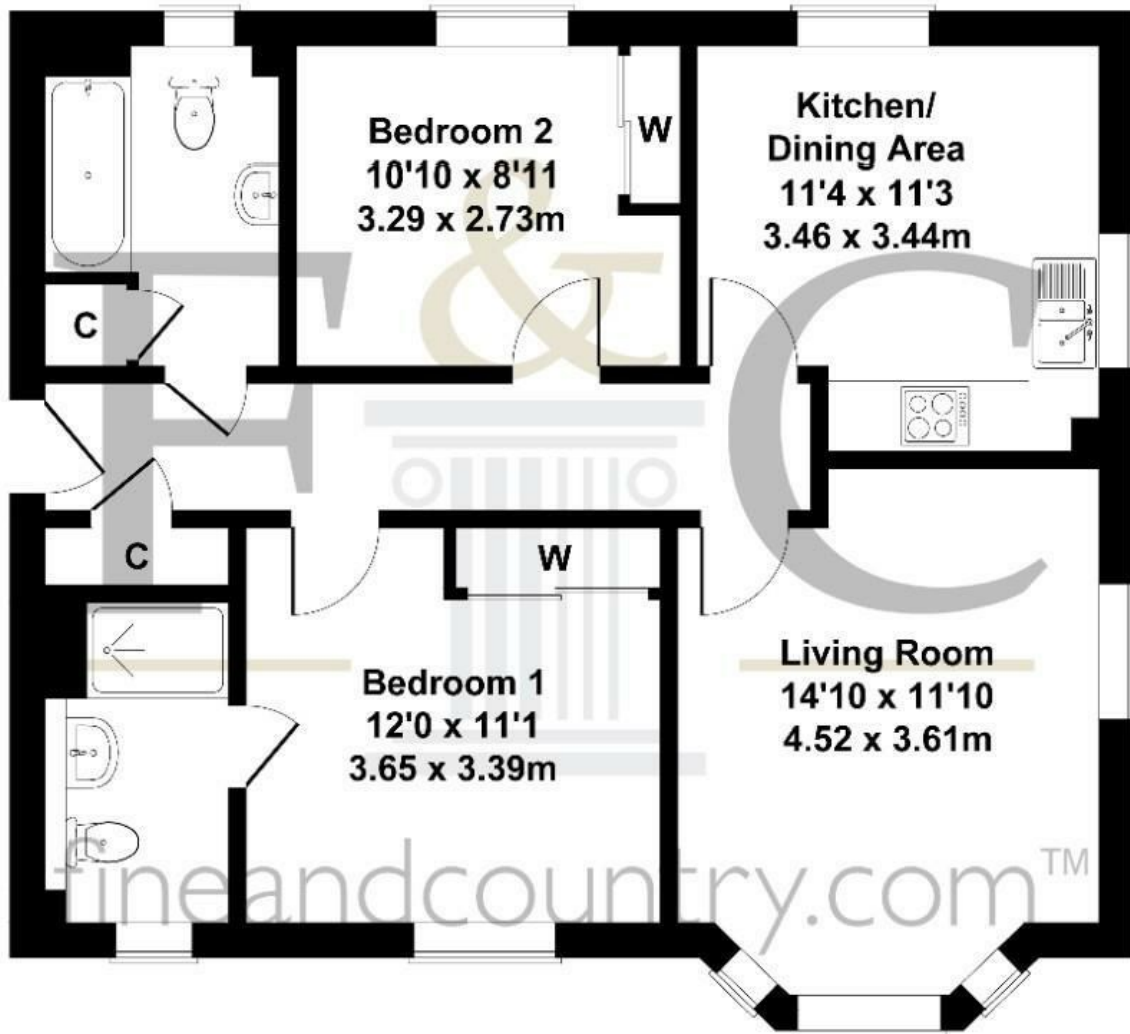
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# 15 The Grange

Approximate Gross Internal Area  
743 sq ft - 69 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, 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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.

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