



9 The Grange Love Lane
Wynyard | TS22 5SD



Wynyard Fine & Country

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This exclusive two-bedroom, first-floor apartment at The Grange in Wynyard Manor enjoys a prime position to the end of the building offering views over the communal green spaces to the front and open space to the side. The high ceilings enhance the sense of spaciousness and light. The apartment features a ceramic-tiled hallway with a large storage cupboard, a lounge with a bay window to the front and a side window inviting ample light. A modern breakfasting kitchen with high-gloss cream AND contrasting countertop has a suite of built-in appliances including an oven, gas hob, fridge, freezer, dishwasher, and washing machine. The master bedroom boasts an en-suite with a double shower cubicle, while the second double bedroom, currently used as a home office, is served by the main bathroom. Decorated in neutral tones throughout, the apartment also benefits from a reserved double parking bay at the rear.



AGENTS NOTES:-

- * 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
- * Broadband: Basic 3 Mbps Superfast 37 Mbps Ultrafast 1000 Mbps

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

The property is subject to a community charge of £378 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

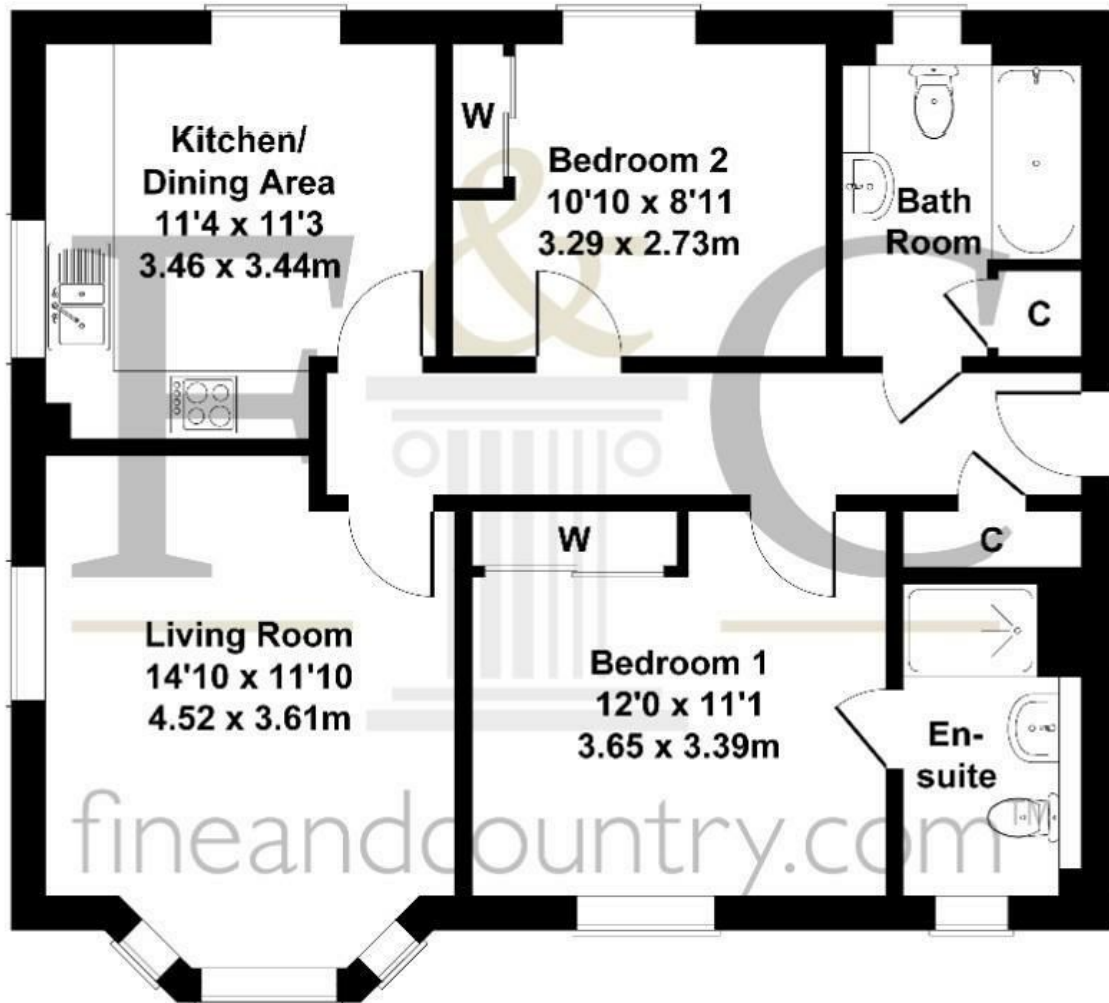
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9 The Grange Wynyard Park

Approximate Gross Internal Area
753 sq ft - 70 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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