

ROBINSONS

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6 Spinnaker House
Hartlepool Marina | TS24 0XB



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Located in the heart of the highly desirable Hartlepool Marina, this well-presented two-bedroom, second-floor apartment in Spinnaker House offers an exceptional opportunity to enjoy coastal living with modern convenience. The spacious interior is thoughtfully designed, featuring a bright and airy open-plan lounge and dining area that opens onto a private balcony, offering stunning views across the marina – perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace, complete with a built-in oven and hob, as well as white goods including a freestanding fridge/freezer and washing machine.

The apartment comprises two generously sized double bedrooms, served by a contemporary bathroom fitted with a white suite and overhead shower. A second private balcony further enhances the sense of space and floods the property with natural light throughout. Additional benefits include secure entry, allocated parking, and a prime location just moments from the marina's vibrant waterfront restaurants, cafés, bars, supermarkets, and scenic coastal paths.

With excellent transport links, close proximity to Hartlepool town centre, and attractions such as HMS Trincomalee and the National Museum of the Royal Navy, this apartment is ideally suited as a stylish primary residence, a peaceful coastal retreat, or a high-yield investment. Whether you're looking for a forever home by the sea, a sought-after rental, or a successful holiday let, Spinnaker House delivers on both lifestyle and location.



AGENTS NOTES:-

- * ALL MAIN SERVICES
- * GAS FIRED CENTRAL HEATING VIA RADIATORS
- * DOUBLE GLAZED WINDOWS AND FRENCH DOORS
- * SECURE TELECOM DOOR ENTRY SYSTEM
- * LEASEHOLD - LEASE ENDS IN JULY 2115. 90 YEARS REMAINING
- * SERVICE CHARGE - £1625 PER ANNUM.
- * EPC 78C
- * COUNCIL TAX BAND C - HARTLEPOOL BOROUGH COUNCIL
- * PREDICTED BROADBAND SPEEDS. BASIC 15Mbps - SUPERFAST 80Mbps

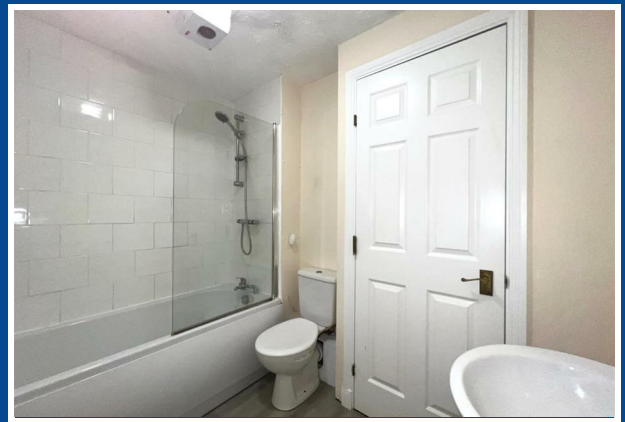
* Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

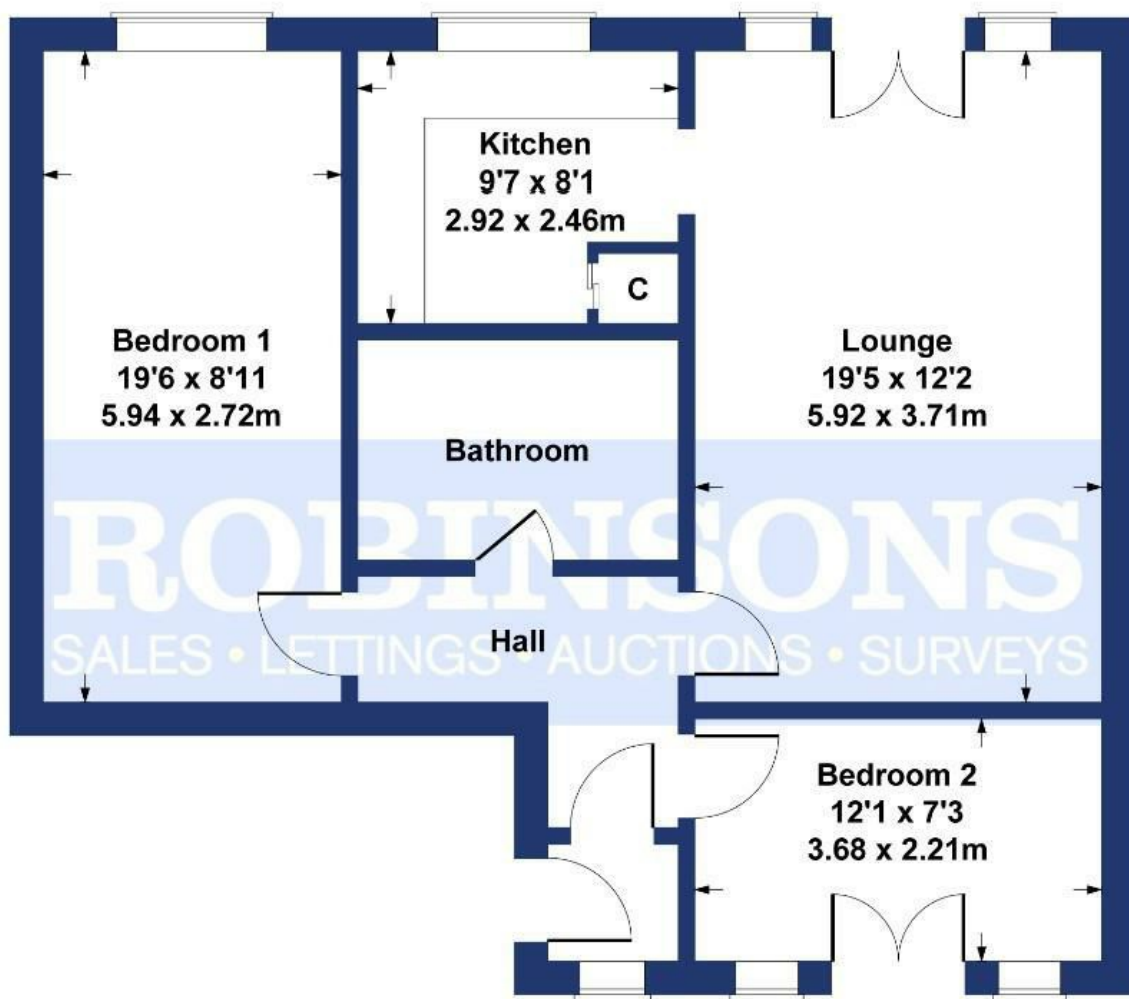
VIEWINGS:-

VIA:- Robinsons Wynyard
TEL:- 01740 645444
EMAIL:- info@robinsonswynyard.co.uk



Spinnaker House

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.