



Marina House Harbour Walk, Hartlepool TS24 0UX

welcome to

Marina House Harbour Walk, Hartlepool

Situated in a desirable marina location on Harbour Walk, this well presented, third floor, one bedroom apartment offers an excellent opportunity for both investors and first time buyers alike.

Communal Entrance

Staircase.

Entrance Hall

Accessed via a fire door, laminate flooring, built in storage cupboard that has plumbing and recess for washing machine, doors leading to all principle rooms.

Lounge / Kitchen / Diner

Open plan, L shaped.

Kitchen area - range of wall and base units with complementing working surfaces and matching splashback, single sink/drain with mixer tap, inset electric oven, 4 ring electric hob with splashback and chimney style extractor over, space for free standing fridge freezer, electric heater, spotlights to ceiling, space for dining table, laminate flooring, UPVC double glazed window to rear.

Bedroom

UPVC double glazed window to rear, electric heater, laminate flooring.

Bathroom

Laminate flooring, wash hand basin with mixer tap and tiled splashback, low level low flush WC, panelled bath with mixer tap and handheld shower attachment, extractor fan, spotlights to ceiling.

Externally

One allocated parking space.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost

of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Marina House Harbour Walk, Hartlepool

- DESIRABLE LOCATION
- ALLOCATED PARKING SPACE
- WELL PRESENTED
- ACCESSED VIA SECURE INTERCOM SYSTEM
- SPACIOUS

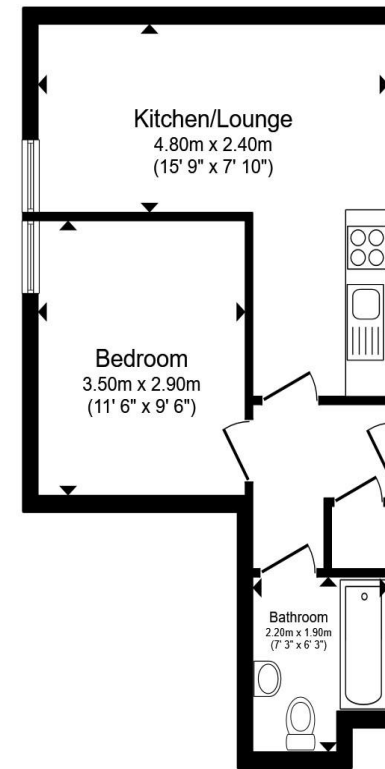
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 700.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£57,500



Total floor area 35.2 m² (379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
HAR120859 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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