



**Spinnaker House, Quayside, Hartlepool, TS24 0XB**

**welcome to**

## **Spinnaker House Quayside, Hartlepool**

Executive Two-Bedroom Ground Floor Apartment with Marina Views – No Onward Chain. This stunning apartment offers not just a home, but a lifestyle of luxury and relaxation, with uninterrupted views across Hartlepool Marina.

### **Inner Lobby**

Private entrance access via personnel door leading to entrance lobby.

### **Entrance Hall**

Inner door leading to hallway, radiator, coved cornicing.

### **Lounge**

12' 1" x 18' 3" ( 3.68m x 5.56m )

Doors leading onto private patio which overlooks the marina, coved conicing, wall lighting, radiator.

### **Kitchen**

7' 9" x 9' 6" ( 2.36m x 2.90m )

Window to rear, refitted wall and base units with complimentary working surfaces and co--ordinating splashbacks tiling, inset stainless steel sink /drainer with mixer tap, integrated fridge, recess and plumbing for washing machine, built in oven, hob and hood, wall mounted electric heating boiler.

### **Bedroom 1**

8' 10" x 18' 4" (max) ( 2.69m x 5.59m (max) )

Feature arched window overlooking patio and marina, coved cornicing, radiator, fitted wardrobes.

### **Bedroom 2**

7' 5" x 12' 2" (inc robes) ( 2.26m x 3.71m (inc robes) )

French doors leading to rear balcony, built in fitted wardrobes with sliding mirrored doors, radiator.

### **Bathroom**

Three piece white suite, white panel bath with mixer tap and shower over and glass shower screen, low level low flush WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, storage cupboard.

### **Eternally**

Allocated parking bay, private balcony to rear, private spacious patio overlooking marina.





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welcome to

## Spinnaker House Quayside, Hartlepool

- LARGE PRIVATE PATIO.
- ALLOCATED PARKING BAY.
- VIEWS ACROSS HARTLEPOOL MARINA.
- MODERN FITTED KITCHEN.
- NO ONWARD CHAIN.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1947.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£115,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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