



Marina House, Harbour Walk, Hartlepool TS24 0UX

welcome to

Marina House Harbour Walk, Hartlepool

Attention all investors!! Offering 9.5% rental yield, this 1 Bedroomed Marina view apartment is sold with tenant in situ in a fixed term contract until July 2024 paying £475pcm with an additional £25 for water utility.

Entrance Lobby

Telecom entry system.

property purchase does not go ahead.

Living Room/ Kitchen/ Diner

21' 5" x 9' 1" (6.53m x 2.77m)

Open plan with Kitchen/ Diner, uPVC double glazed window to front aspect with views over The Marina, wall mounted heater,

Kitchen Area, with wall and base units, built in oven, hob and hood, stainless steel sink/ drainer unit with chrome mixer tap, built in storage cupboard.

Bedroom

14' 6" x 8' 9" (4.42m x 2.67m)

UPVC double glazed window to front aspect, wall mounted electric heater, views over The Marina.

Bathroom

Panelled bath with mixer tap and spray attachment, low level low flush wc, pedestal wash hand basin with chrome mixer tap, tiled splashback, chrome heated towel rail, recess spotlighting to ceiling.

Externally

Front

Communal secure entry system, lift, stairs to third floor, Allocated car 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





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Marina House Harbour Walk, Hartlepool

- THIRD FLOOR APARTMENT
- FANTASTIC MARINA VIEWS
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ALLOCATED CAR PARKING BAY
- SOLD WITH TENANT IN SITU

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1338.00

Ground Rent: Ask Agent

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.

£55,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
HAR117578 - 0007

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