



Marina House Harbour Walk, Hartlepool TS24 0UX

welcome to

Marina House Harbour Walk, Hartlepool

Situated on the popular Hartlepool Marina, boasting fantastic views. This modern apartment is offered for sale with a tenant in situ, on a current tenancy until June 2025, with a rental income of £455 per calendar month.

Communal Entrance

Entrance via communal telecom system, stairs or lift to all floors.

Entrance Hallway

Doors to reception room & Bedroom.

Utility

With plumbing for washing machine, boiler.

Reception Room

10' 8" x 18' 4" (3.25m x 5.59m)

UPVC double glazed windows to rear and side aspect, electric heater, open to Kitchen area.

Kitchen Area: with rang of matt base and wall units with working surfaces, inset electric hob and oven, space for small fridge/freezer.

Bedroom

8' 8" x 10' 5" (2.64m x 3.17m)

Accessed from hallway, UPVC double glazed window to side aspect, electric heater, door leading to Bathroom

Bathroom

Access via Bedroom, with 3-piece suite comprising panelled bath, tiled walls, wood effect flooring, freestanding wash hand basin, chrome heated towel rail.

Externally

Allocated Car Parking

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

- FANTASTIC VIEWS
- SOLD WITH TENANT IN SITU
- POPULAR LOCATION
- LIFT
- ENTRY SYSTEM

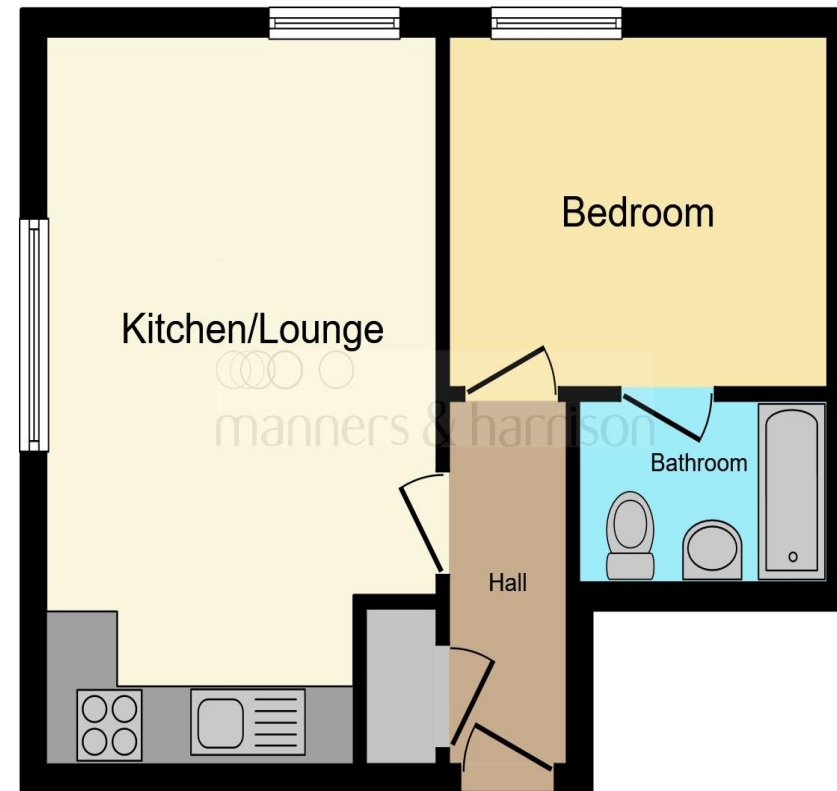
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1294.00

Ground Rent: 700.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



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

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Property Ref:
HAR118034 - 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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