



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £36,000 PLUS RESERVATION FEE **** A deceptively spacious top floor apartment which would make an ideal purchase for a buy to let investor. The apartment is to be sold with a tenant paying £412.50 PCM which gives a yield of approximately 12.4%. The accommodation features gas central heating, uPVC double glazing and telecom entry system. The layout briefly comprises: communal entrance with stairs to the apartment, private entrance vestibule with access to a useful study room/possible third bedroom, generous lounge giving access to the kitchen which is fitted with units to base and includes a built-in oven and hob. The inner passage give access to both bedrooms which are generous in size, whilst being served by the bathroom which incorporates a three-piece suite. We understand that the apartment has use of the communal car park. Newhaven Court is ideally situated within walking distance of Hartlepool town centre, close to the college and a short stroll to amenities. Original 99 year lease from 08/10/1987.

Newhaven Court, Hartlepool, TS24 7HR

2 Bed - Apartment

Starting Bid £36,000

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Newhaven Court, Hartlepool, TS24 7HR



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

COMMUNAL ENTRANCE

TOP FLOOR APARTMENT

ENTRANCE VESTIBULE/HALL

Accessed via secure entrance door, fitted carpet, hatch to loft space, double doors to study/potential third bedroom.

STUDY/POTENTIAL THIRD BEDROOM

7'1 x 6'3 (2.16m x 1.91m)

uPVC double glazed window, fitted carpet, dado rail, single radiator.

GENEROUS LOUNGE

14'11 extending to 16'1 into alcove x 12'9 (4.55m extending to 4.90m into alcove x 3.89m)

A good size lounge which benefits from modern laminate flooring, uPVC double glazed window, television point, convector radiator.

KITCHEN

9'11 x 8'5 (3.02m x 2.57m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel with tiled splashback, recess for washing machine, recess for free standing fridge/freezer, Baxi gas central heating boiler, uPVC double glazed window, tiled flooring.

INNER HALL

Built-in storage cupboard, laminate flooring, access to:

BEDROOM ONE

13'9 x 9'11 (4.19m x 3.02m)

A good size bedroom with two uPVC double glazed windows, fitted carpet, convector radiator.



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BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)

A spacious second bedroom with uPVC double glazed window, fitted carpet, single radiator.

BATHROOM/WC

7'10 x 5'5 (2.39m x 1.65m)

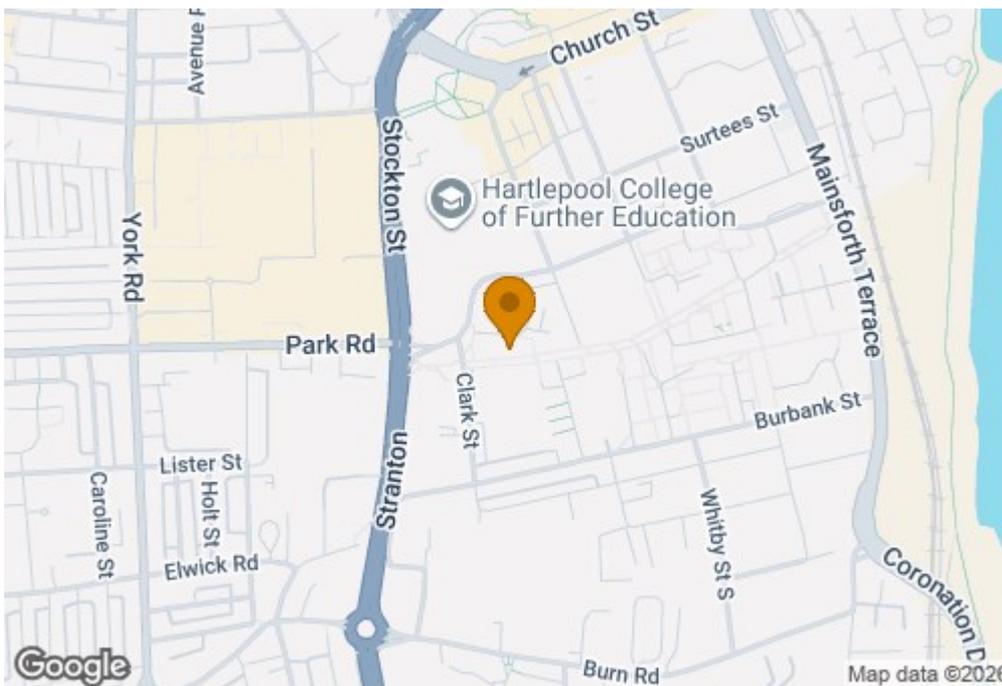
Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, inset wash hand basin with dual taps and vanity cabinet below, low level WC, tiling to splashback, uPVC double glazed window, coving to ceiling, single radiator.

EXTERNALLY

We understand that the property has use of a communal car park.

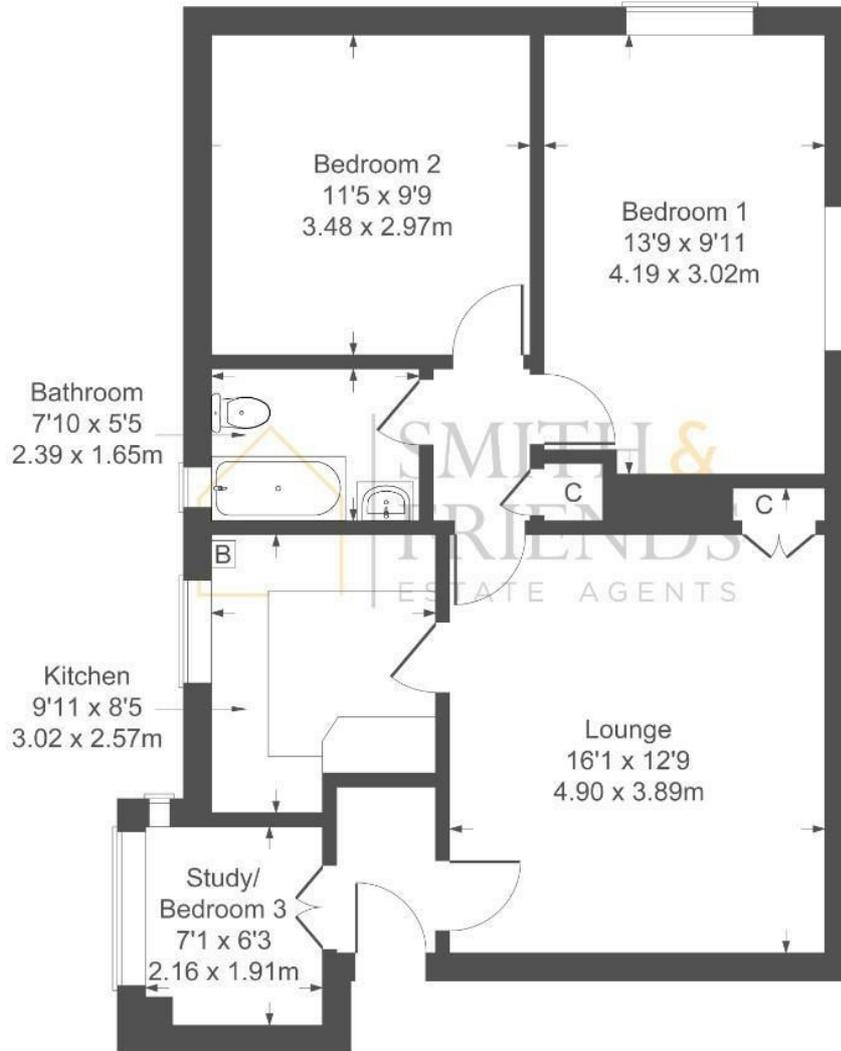
NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Newhaven Court

Approximate Gross Internal Area
736 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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