



Spinnaker House Quayside, HARTLEPOOL TS24 0XB

welcome to

Spinnaker House Quayside, HARTLEPOOL

This is a rare opportunity to purchase a stunning, three bedroom penthouse apartment with breathtaking views across Hartlepool Marina. Situated on the third floor of Spinnaker House.

Entrance Vestibule

Entered via wooden fire exit door, coved cornicing, solid oak flooring, wooden door leading to Hallway.

Hallway

Radiator, coved cornicing, built in storage cupboard, door leading to the bathroom, door leading to the dining room, door leading to the lounge.

Dining Room

Marble tiled floor, radiator, coved cornicing, UPVC double glazed french doors leading to rear balcony with UPVC double glazed windows either side.

Rear Balcony

Looks onto the parking and garage area.

Lounge / Kitchen

Open together.

Lounge - UPVC double glazed french doors to the front leading to the balcony with UPVC double glazed windows above and to the side of the doors, solid oak flooring, TV point, coved cornicing, door leading to one of the bedrooms, stairs to top floor.

Kitchen - UPVC double glazed window to front, tiled flooring, coved cornicing, beautiful range of shaker style green wall and base units with complementing wood chop working surfaces, tiled splashback, wall mounted Ideal Logic combination boiler, Rangemaster 5 ring cooker with chimney style stainless steel extractor over, space for free standing fridge freezer, plumbing and recess for washing machine, inset sink/drainage with swan neck mixer tap.

Bedroom 1

UPVC double glazed window to front, coved

cornicing, solid oak flooring, door leading to en suite.

En Suite

Corner shower cubicle with rainfall shower head, extractor fan, radiator, vinyl flooring, low level low flush WC, pedestal wash hand basin, part tiled walls, fully tiled around the shower, emergency fire door which leads to the landing.

Bathroom

"P" shaped bath with central mixer tap with rainfall shower head over and glass shower screen, radiator, vinyl flooring, pedestal wash hand basin, low level low flush WC, half tiled walls.

Top Floor Landing

Coved cornicing, feature corner wooden single glazed window to front, door leading to bedroom 2 and bedroom 3.

Bedroom 2

Feature UPVC double glazed arch window to rear, coved cornicing, emergency fire exit door to the side.

Bedroom 3

UPVC double glazed arch window to front overlooking the Marina, 2 tier room so there's a step up to another section which has a radiator and coved cornicing.

Externally

Garage

To the rear.



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.



view this property online mannersandharrison.co.uk/Property/HAR120421



welcome to

Spinnaker House Quayside, HARTLEPOOL

- MASTER BEDROOM WITH EN SUITE
- ALLOCATED PARKING BAY
- OPEN PLAN LOUNGE/ KITCHEN
- DISTINCTIVE ARCHED WINDOWS
- A RARE OPPORTUNITY

Tenure: Leasehold EPC Rating: C

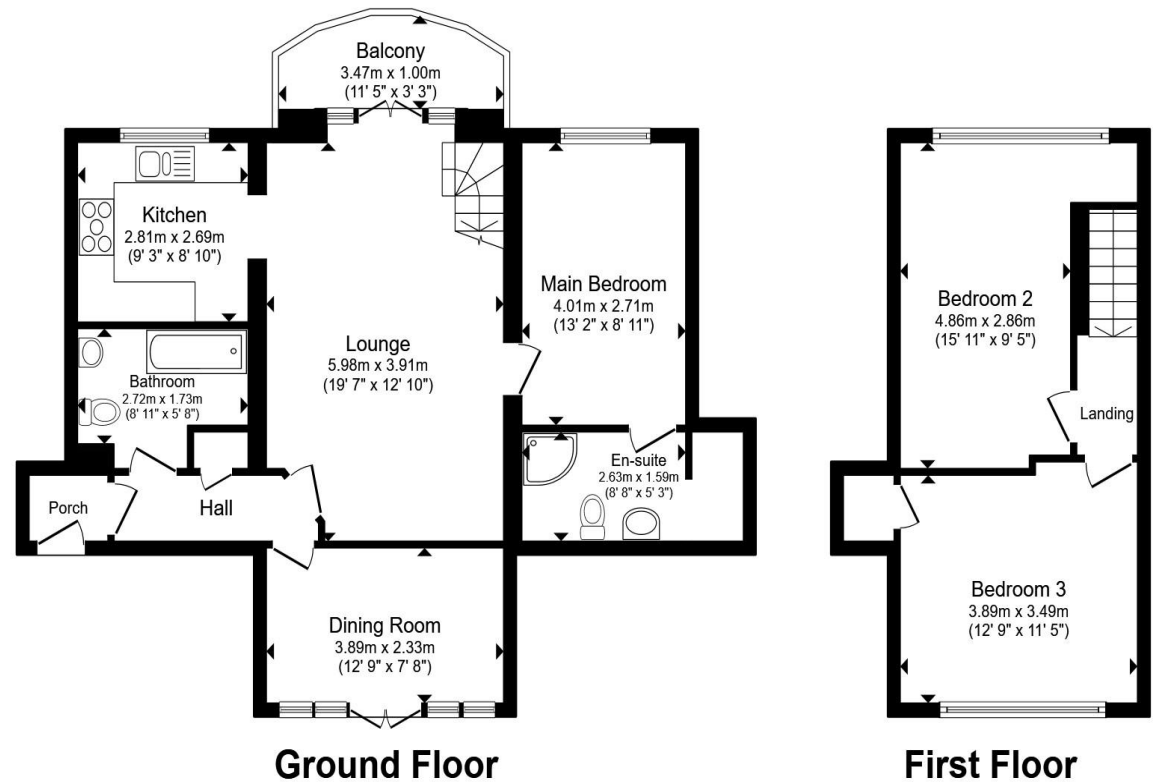
Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

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.

£200,000



Total floor area 106.2 m² (1,143 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

manners & harrison

view this property online mannersandharrison.co.uk/Property/HAR120421



Property Ref:
HAR120421 - 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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk