



**Mariners Point, Hartlepool, TS24 0FB**

**welcome to**

## **Mariners Point, Hartlepool**

Ideally located on Hartlepool Marina, this top-floor, two-bedroom apartment offers a rare opportunity to enjoy coastal living at its finest, with breathtaking sea views that can be enjoyed from the comfort of your own home.

### **Entrance Hallway**

Entered via a fire door, accessed via a communal entrance into the entrance lobby, entrance lobby gives access to the bathroom, radiator, built in storage, LVT flooring, loft hatch access.

### **Bathroom**

Velux skylight window, panel bath with electric shower over and mixer tap, part tiled surround, pedestal wash hand basin, low level low flush WC, chrome heated towel rail, tiled flooring, door leading into the inner hallway.

### **Inner Hallway**

Intercom, built in storage cupboard which houses a wall mounted Worcester combi boiler, gives access to both bedrooms and the open plan lounge/ kitchen.

### **Bedroom 1**

15' 6" x 10' Max ( 4.72m x 3.05m Max )  
UPVC double glazed window x 2, radiator, 2 door built in 3/4 mirrored sliding wardrobes, door leading to the en suite/ shower room.

### **Bedroom 2**

8' 2" x 8' 2" ( 2.49m x 2.49m )  
Velux skylight window, 3 door built in sliding 3/4 wardrobes, radiator.

### **En Suite/ Shower Room**

Extractor fan, tiled floor, low level low flush WC, wash hand basin with splashback, shower cubicle with tiled surround and handheld shower attachment.

### **Open Plan Lounge/ Kitchen**

32' 9" Max x 12' 4" Max ( 9.98m Max x 3.76m Max )  
Kitchen - UPVC double glazed window in the kitchen, radiator, range of wall and base units with complimenting working surfaces, tiled splashback, inset electric oven, inset microwave, stainless steel sink/ drainer with swan neck mixer tap, plumbing and recess for washing machine, integrated fridge, integrated freezer, four ring gas hob with chimney style extractor over, spotlights to ceiling, LVT flooring.

Lounge - Radiator, LVT flooring, UPVC french doors leading onto the balcony.





**Balcony**

Metal and glass, has views across the sea.

**Externally**

Allocated parking bay



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## Mariners Point, Hartlepool

- MARINA LOCATION
- TOP FLOOR APARTMENT
- STUNNING VIEWS
- MASTER WITH EN SUITE
- BALCONY

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1536.04

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£100,000**



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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