



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



view this property online mannersandharrison.co.uk/Property/HAR119463



welcome to

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

view this property online mannersandharrison.co.uk/Property/HAR119463



Property Ref:
HAR119463 - 0003

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