



## 12 Drake House Fleet Avenue

, Hartlepool, TS24 0WL

**£89,950**



NO CHAIN! VACANT! Igomove pleased to present to the market this contemporary two bedroom apartment located on the popular Marina development, it offers several desired elements including; two large bedrooms and modern four piece bathroom, lovely living room, shaker style kitchen, well cared for grounds, allocated parking, UPVC double glazing, gas central heating, immaculate decor, laminate flooring throughout, leasehold.



Attractive purpose built apartment block situated within the marina, which boasts bars, restaurants, and many retail and leisure amenities close by, the apartment is entered via an intercom system, into entrance hallway, stairs to first and second floors.

Private entrance door into;

Entrance hallway with fitted storage cupboard and access to all principal rooms, neutrally presented.

Bedroom one is a large double with wall to wall contemporary fitted wardrobes, laminate flooring, pristine decor.

The four piece bathroom comprises bath, shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling.

Bedroom two is another good sized room with immaculate decor, laminate flooring.

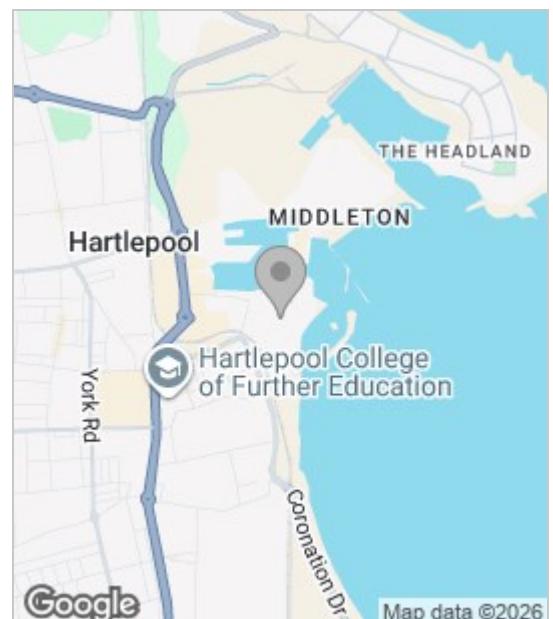
Superb living room which offers French doors opening to a balcony (with artificial grass) with neutral decor and laminate flooring.

The modern kitchen comprises shaker style wall, base, and drawer cabinetry, complimentary surfaces, tiled backsplash, integrated oven, integrated gas hob, integrated stainless multifunction extractor, integrated microwave, plumbing washing machine, integrated fridge freezer, sink with chrome mixer tap, fitted storage cupboard, recessed spotlights, laminate flooring.

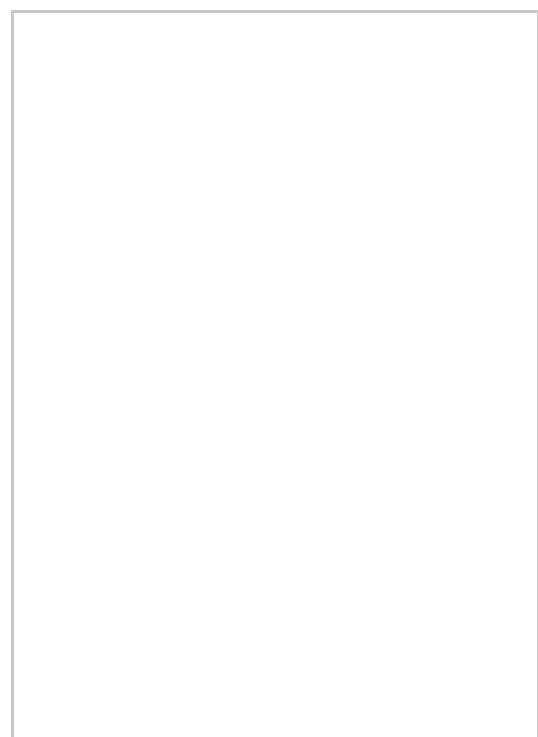
Outside the property, there are manicured grounds well maintained and with allocated parking.

This is a leasehold property with a service charge of £1200 per annum and is offered with vacant possession assured, this neutrally presented, modern apartment is also situated near to an abundance of leisure facilities, Igomove await your call to arrange a viewing.

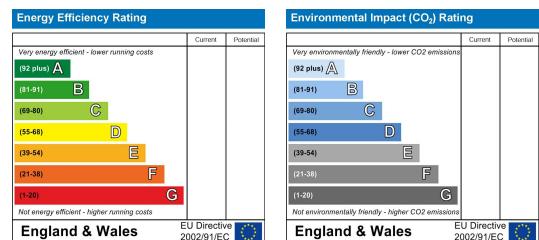
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.