



Laurel Gardens, Hartlepool TS25 4NZ

welcome to

Laurel Gardens, Hartlepool

- UNDER FLOOR HEATING
- PRIVATE ACCESS TO COMMUNAL GARDENS
- EX-SHOW HOME
- GROUND FLOOR
- SOME FURNISHINGS INCLUDED IN SALE IF REQUESTED

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3665.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000

view this property online mannersandharrison.co.uk/Property/HAR119711



Property Ref:

HAR119711 - 0006

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.

Entrance Hall

accessed via solid wooden door, under floor heating, intercom system, 2 large storage cupboards.

Lounge

22' 5" (including window recess) x 10' 8" (6.83m (including window recess) x 3.25m) Lounge Area; TV point, under floor heating, telephone point, UPVC Double Glazed French doors leading to patio, UPVC Double Glazed door to side aspect, Kitchen Area; range of wall and base units with complementary work surfaces, stainless steel sink/drain unit with mixer tap, splashback tiling, integrated electric oven with 4 ring electric hob, space for fridge freezer and washing machine, leading to private patio which has ramped access to the apartment.

Wet Room

WC, vanity wash hand basin with mixer tap, extractor fan, refitted high quality walk in shower, vanity wash hand basin, low level low flush WC, under floor heating.

Bedroom 1

12' 4" x 9' 1" (3.76m x 2.77m) UPVC Double Glazed windows to side aspect, assisted pull cord, under floor heating.

Bedroom 2

12' 4" x 11' (3.76m x 3.35m) UPVC Double Glazed window to side aspect, emergency pull cord, under floor heating.

Externally

Communal Gardens



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