





Flat A The Cliff,Hartlepool TS25 1AP

manners & harrison

welcome to

Flat A The Cliff, Hartlepool

With stunning views to the front and offered with no forward chain, this unusual and versatile ground floor apartment must be viewed to be fully appreciated.

Entrance
Entered via communal entrance, leading to ground floor Flat A.

Lounge / Studio Apartment
Entered via wooden fire door, two door built in storage cupboard, laminate flooring, wooden single glazed sash bay window to front with window seat, radiator.

Kitchenette with built in wall and base units, round stainless steel sink, integrated microwave, spotlights.

Door leading to:-

En-Suite Shower Room 1
Vinyl flooring, black heated towel rail, wash hand basin with mixer tap on vanity unit, concealed cistern low level low flush WC, corner shower cubicle with electric shower, bathroom wall boarded walls, extractor fan.

Bedroom
Radiator, laminate flooring, wooden double glazed window to rear, spotlights.

En-Suite Shower Room 2
Shower cubicle with electric shower, bathroom wall boarded walls, extractor fan, electric heated black towel rail.

Rear Lobby
Access to basement, laminate flooring. radiator, door leading to WC, Kitchen and fire exit.

Kitchen
UPVC double glazed door to side, three wooden single glazed windows to side, radiator, built in wall and base units with round stainless steel sink, integrated electric microwave, spotlights, wall mounted ideal logic combination boiler housed in one of the storage cupboards, space for under counter appliances, inset electric oven, four ring electric hob with stainless steel extractor over, stainless steel sink/drainer with mixer tap, laminate flooring.

Wc
Two wooden single glazed windows to rear, vinyl flooding, concealed cistern low level low flush WC, wash hand basin with mixer tap on vanity unit.

Externally
Rear
Communal courtyard and permit parking.

Agents Note
Service charge breakdown - service charge £770.54, insurance charge £484.40, management charge £272.35, reserve fund £570,00 = £2097.29.

Agents Note
The term of the lease is 99 years from 1st September 1993, which means there are currently 66 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Agents Note
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.









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Flat A The Cliff, Hartlepool

- NO FORWARD CHAIN
- STUNNING VIEWS
- SEASIDE LOCATION
- VERSATILE
- CLOSE TO AMENITIES

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 2097.29
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Ground Floor

Total floor area 90.9 m² (979 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

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The Property Ombudsman

Property Ref:
HAR121236 - 0003

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