



**Laurel Gardens, Hartlepool TS25 4NZ**

**welcome to**

## **Laurel Gardens, Hartlepool**

100% ownership, Laurel Gardens has been specially designed for over 55's with various facilities on the ground floor including a resident's lounge, communal areas, hair salon, bistro and laundry room. The development and apartments have been cleverly designed for a variety of needs.

### **Entrance Hall**

Two storage cupboards, intercom system, under floor heating.

### **Lounge/ Kitchen/ Dining**

French doors to Juliet balcony, kitchen area with wall and base units with complimentary working surfaces, sink/drain unit, built in oven, hob and extractor hood, dining area, window to side, under floor heating.

### **Bedroom 1**

Window to side, under floor heating.

### **Bedroom 2**

Window to side, under floor heating.

### **Wetroom**

Mains supply electric shower, low level low flush wc, pedestal wash hand basin with splashback tiling.

### **Communal Rear Garden**

### **Residents Car Park To Rear**





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## Laurel Gardens, Hartlepool

- NO ONWARD CHAIN
- EMERGENCY PULL CORD ASSISTANCE
- UNDERFLOOR HEATING WITH THERMOSTAT
- SECURE ENTRY PHONE SYSTEM
- COMMUNAL AREAS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4441.65

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.

# £80,000



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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Property Ref:  
HAR120473 - 0004

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