



Queens Court Warren Road, Hartlepool TS24 9DP

welcome to

Queens Court Warren Road, Hartlepool

This is a 2 bedrooned, top floor apartment, which would suit an array of buyers from investors to first time buyers.

Communal Access

Via staircase to:-

Second Floor

Allocated Car Parking Space

Ample visitor parking.

Private Entrance Hallway

With wall mounted telecom system, storage cupboard which houses the water tank, electric storage heater, loft void access.

Living Room

UPVC double glazed window to front, wall mounted electric storage heater.

Kitchen

Fitted with a range of wall and base units with contrasting working surfaces and a complementing splash back, inset stainless steel sink/drainer unit with mixer tap, built in electric oven, hob and hood, recess and plumbing for washing machine, recess for fridge, wall mounted electric heater.



Bedroom 1

UPVC double glazed window to rear, wall mounted electric heater.

Bedroom 2

UPVC double glazed window to rear, wall mounted electric heater.

Bathroom

Fitted with a 4 piece white suite comprising of:- panelled bath, shower cubicle, low level low flush WC, pedestal wash hand basin.



Externally



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Queens Court Warren Road, Hartlepool

- NO ONWARD CHAIN
- CONVENIENTLY LOCATED
- CLOSE TO LOCAL HOSPITAL
- CLOSE TO A19
- ALLOCATED CAR PARKING SPACE

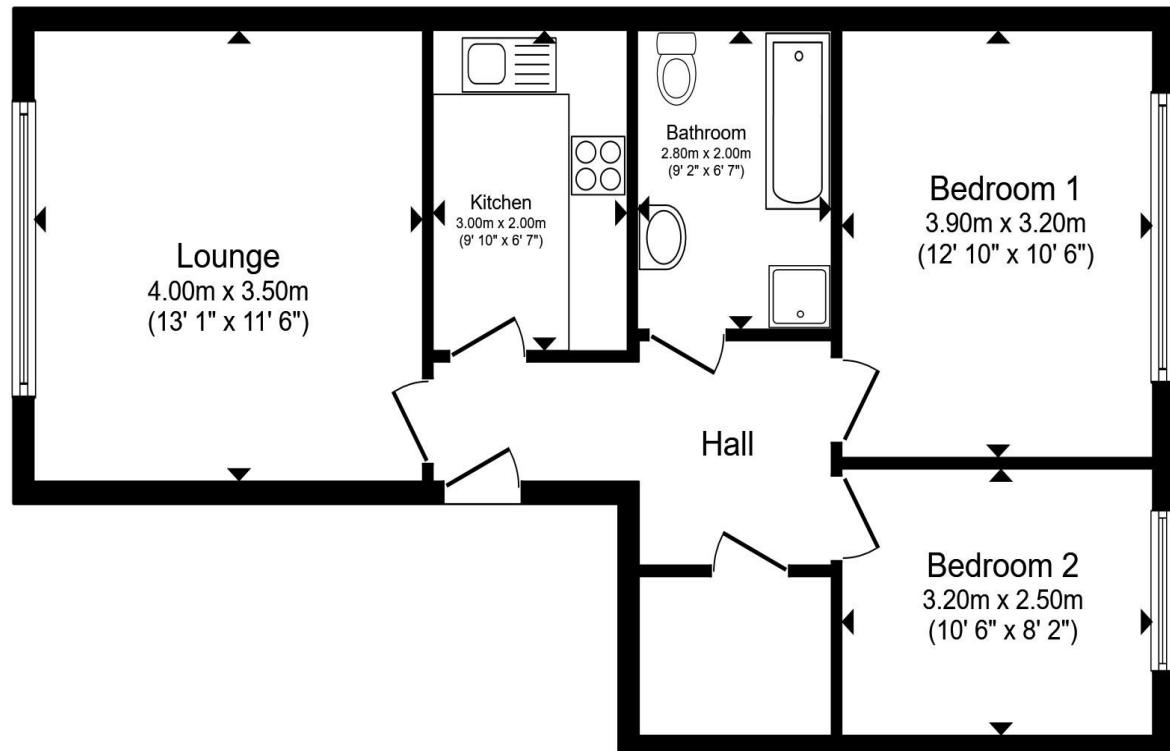
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1296.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000



Total floor area 61.1 m² (658 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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Property Ref:
HAR120172 - 0002

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.

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