







A rarely available one bedroom GROUND FLOOR APARTMENT occupying a pleasant position on The Sycamores development with low maintenance accommodation, ideal for those downsizing. The home features a modern kitchen and shower room, whilst further benefitting from electric heating and upgraded radiators. The apartments are offered to those 55 years and over, with well kept communal gardens and parking. The internal layout comprises: entrance hall through to a spacious lounge with door to the communal gardens. The kitchen is fitted with an attractive range of grey 'shaker' style units and includes a built-in double oven, hob and extractor. The hall provides further access to the bedroom with mirrored wardrobes and shower room which incorporates a three piece suite and chrome fittings. Externally are well kept communal gardens and parking. An internal viewing comes highly recommended to appreciate the potential on offer. NO CHAIN INVOLVED.

Please note, a separate single garage can be included under separate negotiation. For further details, please contact the office.

The Sycamores, Hartlepool, TS25 5JU
1 Bed - Apartment
£81,200
EPC Rating: D
Council Tax Band: A
Tenure: Leasehold

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GROUND FLOOR APARTMENT

PRIVATE ENTRANCE HALL
Accessed via panelled entrance door with glazed insert, modern laminate flooring, access to lounge, bedroom and shower room.

LOUNGE
15'7 x 10'7 (4.75m x 3.23m)
A good size lounge with modern laminate flooring, French door with matching side screen to the communal gardens, radiator.

KITCHEN/DINER
10'3 x 8'1 (3.12m x 2.46m)
Fitted with an attractive range of grey shaker style units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback, incorporating an inset single drainer sink unit with mixer tap, built in electric oven with separate four ring hob and extractor over, recess for washing machine, recess for fridge/freezer, laminate flooring, double storage cupboard, window to the rear aspect.

BEDROOM
10'10 x 10'3 (3.30m x 3.12m)
A spacious bedroom with mirror fronted sliding wardrobes, modern laminate flooring, window to the front aspect, radiator.

SHOWER ROOM
7'0 x 5'6 (2.13m x 1.68m)
Fitted with a three piece suite and chrome fittings comprising; shower cubicle with chrome frame, glass panelled sliding door and electric shower over, pedestal wash hand basin with central mixer tap, close coupled WC, tiled splashback, laminate flooring, frosted window to the front aspect.

EXTERNALLY
The property features well kept communal gardens with parking available. A door from the rear lounge opens to a pleasant green area.

NB 1
The property is of leasehold tenure and has a yearly service charge.

NB 2
Prospective buyers must be 55 years or older to purchase this property.

NB 3
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.









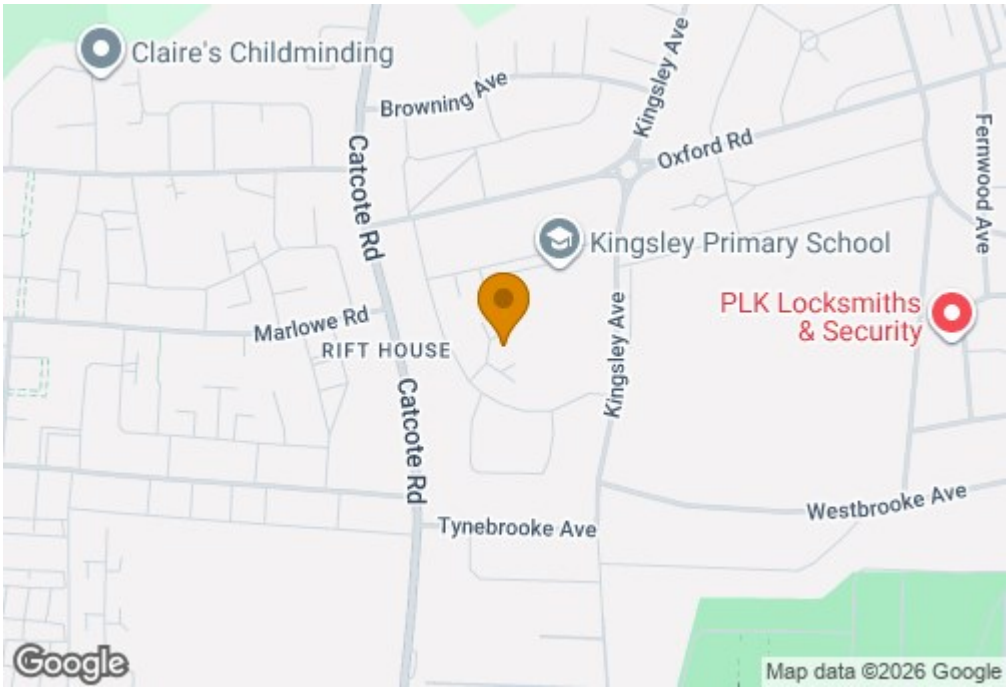


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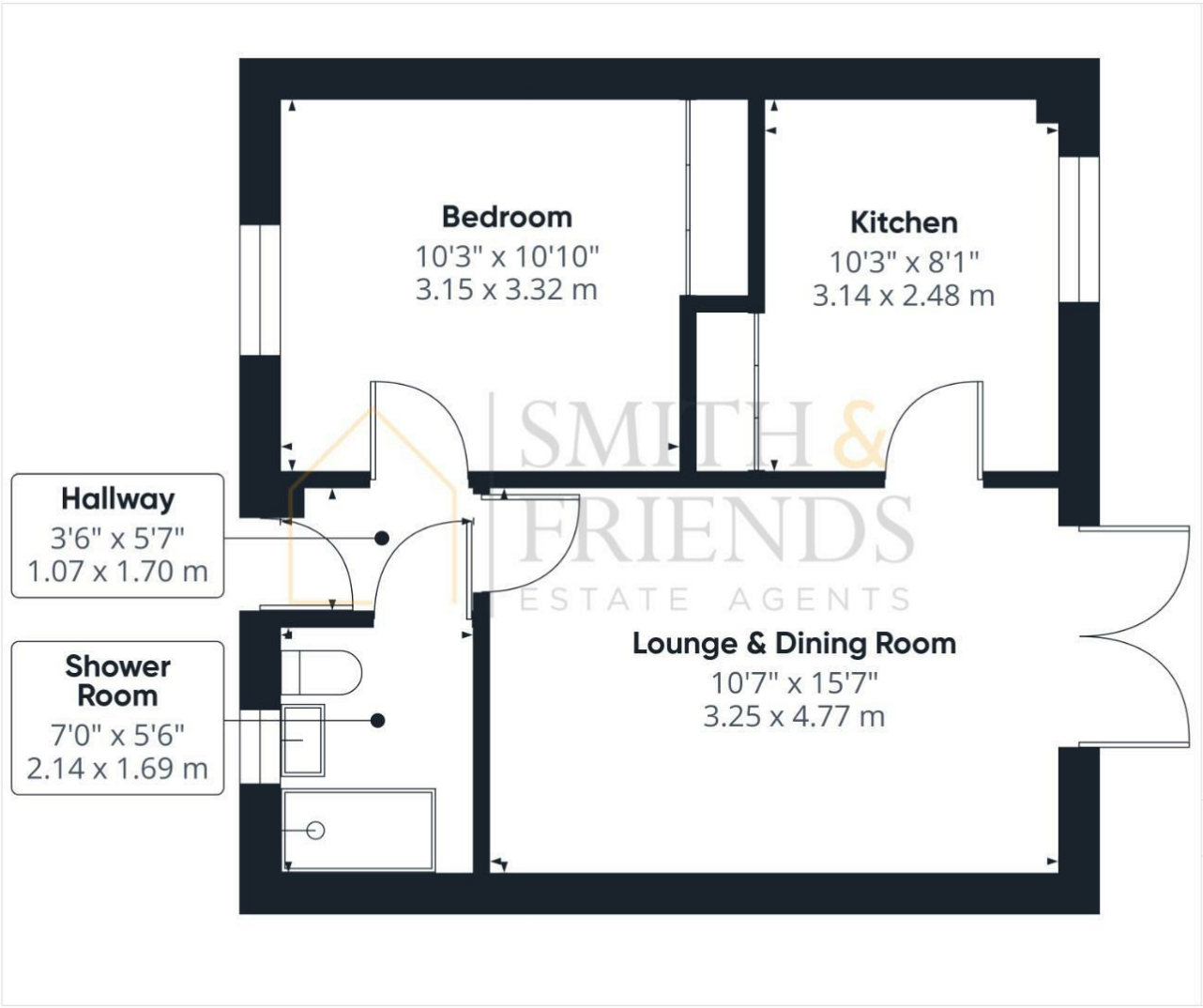








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Approximate total area(1)

441 ft²

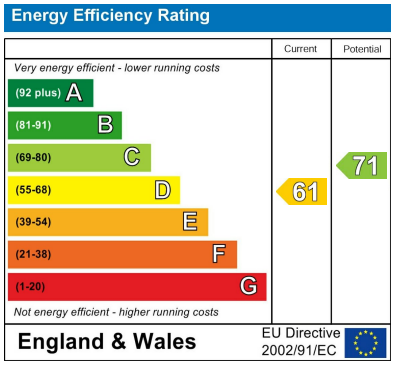
40.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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