

Harbour Walk, Marina, TS24 0UX
1 Bed - Apartment
£49,950

Council Tax Band: A
EPC Rating: B
Tenure: Leasehold

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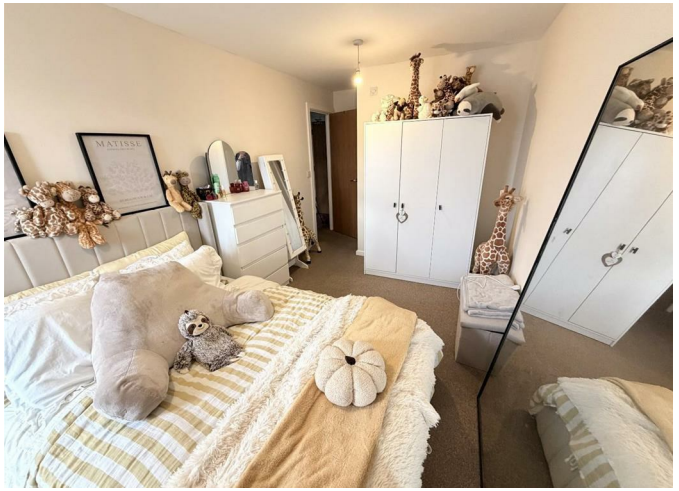


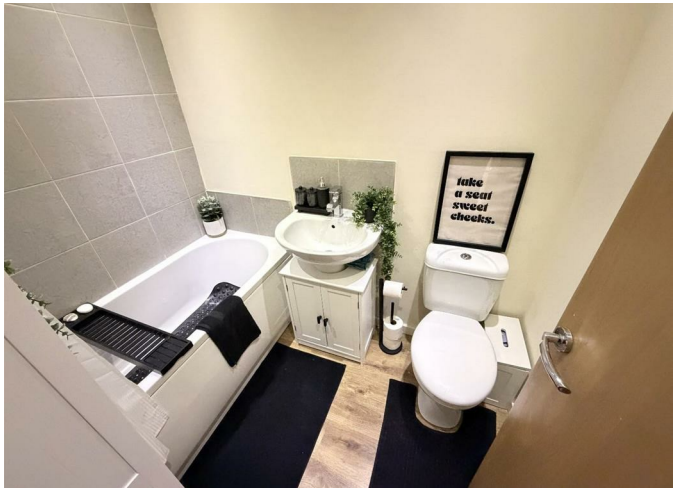











take
a seat
sweet
cheeks.





Harbour Walk, Marina, TS24 0UX

*** SOLD WITH TENANT *** A modern one bedroom self-contained first floor apartment. Marina House is a modern converted apartment block comprising of 47 apartments. They are located on the Marina which offers excellent shopping and leisure facilities. The front of the apartment block overlooks the Marina, with the seafront being a short distance away. It should be economical to manage having electric heating and uPVC double glazing. The floor plan briefly comprises; communal entrance via key coded telephone entry system, stairs and lift access to all floors, private entrance hall, open plan lounge/kitchen/breakfast area, the kitchen area having a built-in oven, hob and extractor, good sized bedroom and a bathroom/WC which is fitted with a white suite and chrome fittings. CURRENTLY TENANTED AT £525PCM.

ENTRANCE HALL
4'7 x 6'9 (1.40m x 2.06m)
Accessed via private entrance door, fitted carpet, built-in storage cupboard with plumbing for washing machine, access to open plan lounge and kitchen, alongside the bedroom.

OPEN PLAN LOUNGE/KITCHEN
9'6 x 16'10 (2.90m x 5.13m)

SEATING/DINING AREA
uPVC double glazed window with attractive waterfront views, fitted carpet, two storage heaters.

KITCHEN AREA
Fitted with a range of units to base and wall level with contrasting work surface in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, space for free standing fridge/freezer, 'laminate' effect flooring, inset spotlighting to the ceiling.

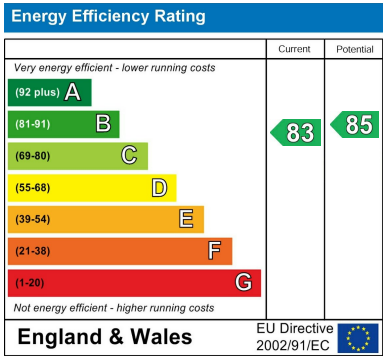
BEDROOM
8'6 x 14'5 (2.59m x 4.39m)
A good size bedroom which, again, enjoys waterfront views, fitted carpet, storage heater, access to the bathroom.

BATHROOM/WC
4'11 x 6'9 (1.50m x 2.06m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, extractor fan, inset spotlights, chrome heated towel radiator.

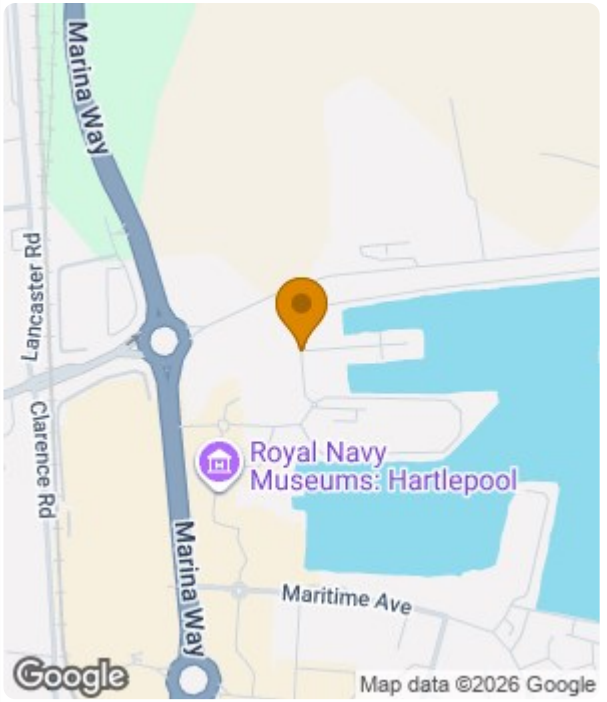
NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

NB1
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.









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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