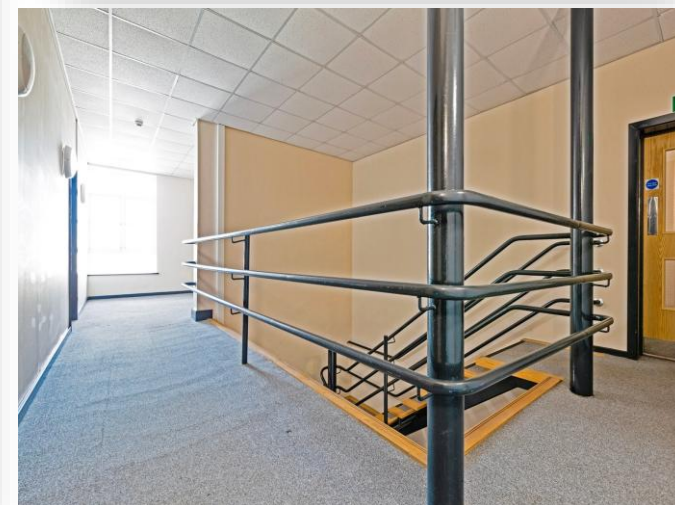
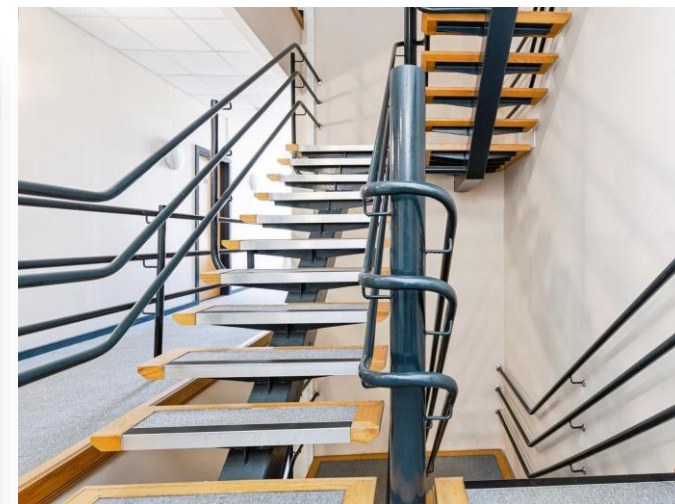




**Marina House Harbour Walk, Hartlepool TS24 0UX**

**welcome to**

## **Marina House Harbour Walk, Hartlepool**

This well maintained, one bedroom, third floor apartment is an excellent addition to any investment portfolio, offering modern, neutral decor and stylish fixtures and fittings throughout.

### **Entrance Hall**

Intercom, cupboard housing water tank and plumbing for washing machine.

### **Lounge / Diner / Kitchen**

16' 7" x 9' 3" ( 5.05m x 2.82m )

Window to front, wall and base units with complementing working surfaces and co-ordinating splash back, built in oven, hob and hood, stainless steel sink drainer unit with mixer tap, 2 storage heaters.

### **Bedroom 1**

17' 8" maximum x 8' 8" maximum ( 5.38m maximum x 2.64m maximum )

Window to front, storage heater.

### **En Suite**

Bath with shower over, pedestal wash hand basin, low level low flush WC, spotlights, chrome heated towel rail.

### **Externally**

Allocated car parking bay.

### **Agents Notes**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





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welcome to

## Marina House Harbour Walk, Hartlepool

- ALLOCATED PARKING BAY
- WELL MAINTAINED
- OPEN PLAN LIVING/DINING/KITCHEN
- EN SUITE
- OVERLOOKING THE DELIGHTFUL MARINA

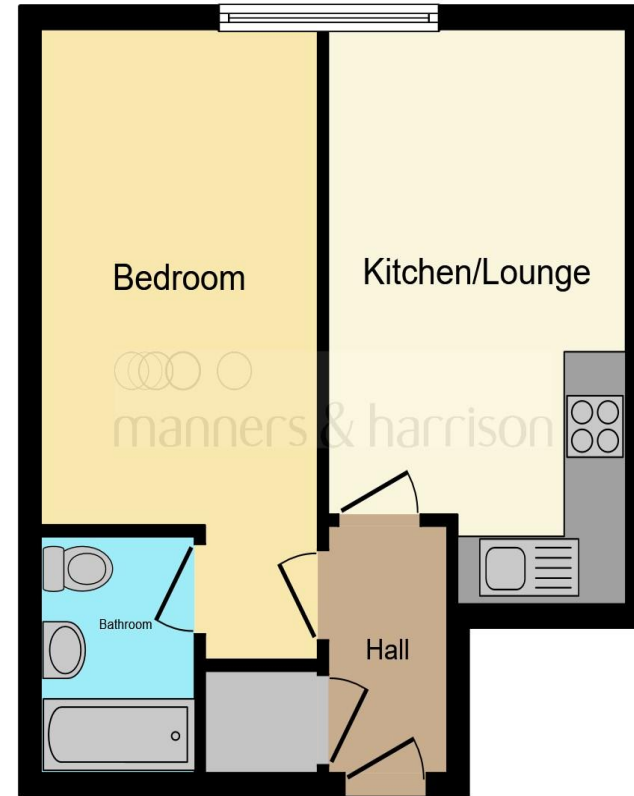
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 700.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£55,000**



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:  
HAR118984 - 0003

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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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**