



## 2 bed apartment to buy in TS24

Mariners Point, Hartlepool, Hartlepool, Durham, TS24 0FB

**£99,000** Fixed Price

 x 2  x 2  x 2

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedroom Apartment
- ✓ Master Bedroom With En-Suite
- ✓ Open-Plan Living, Kitchen & Dining Space
- ✓ Sold With Tenant In Situ
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Nicola Rothwell  
Assistant Manager  
The Hub

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thehub@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for sale this two-bedroom apartment situated on Mariners Point, Hartlepool.

The apartment briefly comprises: open-plan living room, kitchen and dining area. Two bedrooms, en-suite and a family bathroom.

Externally the property offers allocated parking and a communal garden area.

This property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5412141.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 125 years from 1 October 2002

Annual Service Charge Amount: £2,036.00

Service Charge Review Period: 50

Price: Fixed Price £99,000

Property Type: Apartment

Parking: Allocated

Heating: Air Source Heat Pump

## External Front

Allocated parking and a communal garden area to the front elevation.



## Hallway

7.00m x 1.70m (22'11" x 5'6")

Access via solid wooden door, radiator and laminate flooring.



## Living Room

8.50m x 7.10m (27'10" x 23'3")

UPVC door leading to the balcony, tv point, radiator and laminate flooring.



## Dining Room

8.50m x 7.10m (27'10" x 23'3")

Velux window, radiator and laminate flooring.



## Kitchen

5.40m x 3.80m (17'8" x 12'5")

Double glazed window to the rear elevation, a range of wall and base units with contrasting work surfaces, sink and drainer unit, electric cooker, oven, extractor, plumbed for washing machine, dryer and laminate flooring.



## Bedroom 1

4.60m x 2.90m (15'1" x 9'6")

Double glazed window to the front elevation, tv point, radiator and carpet.



## En-suite

3.70m x 0.80m (12'1" x 2'7")

Three piece suite comprising; low level w/c, wash basin with stainless steel taps, walk in shower, radiator and tiled flooring.



## Bedroom 2

4.20m x 3.00m (13'9" x 9'10")

Velux window to the front elevation, radiator and carpet.



## Bathroom

2.90m x 1.70m (9'6" x 5'6")

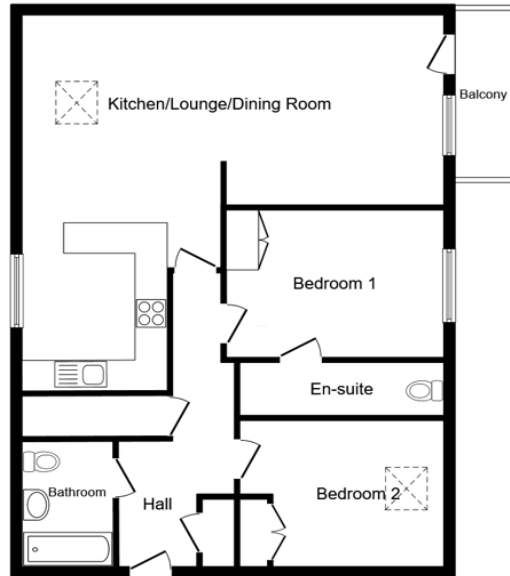
Velux window, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps with shower, radiator, partly tiled walls and tiled flooring.



## Balcony

Access from living room.





### Floor Plan

Floor area 85.4 m<sup>2</sup> (919 sq.ft.)

TOTAL: 85.4 m<sup>2</sup> (919 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Level 2 Yoden Way, Peterlee, Durham, SR8 1BP, Tel: 0191 541 2141, thehub@pattinson.co.uk, www.pattinson.co.uk**

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