



A modern, self contained two bedroomed ground floor apartment which is offered for sale with the option of existing tenant . The property is located on the popular Bishop Cuthbert development and forms part of a desirable complex. The apartment has gas fired central heating and uPVC double glazing. Briefly comprises: secure communal entrance via telecom entry system, private entrance hall, open plan lounge/diner/kitchen, the kitchen area includes a built-in oven, hob and extractor, two bedrooms, with an en suite shower room/WC with double shower cubicle to bedroom one, plus a superb family bathroom/WC which has a white suite. Externally is an allocated car parking space.

Waterlilly Court, Hartlepool, Cleveland, TS26 0RR

2 Bed - Flat

£79,950

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



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COMMUNAL ENTRANCE
22'10"x10'3" (6.96x3.12)
Secure door entry system

HALLWAY
Two storage cupboards, radiator.

OPEN PLAN LOUNGE KITCHEN
22'11 x 10'4 (6.99m x 3.15m)
LOUNGE: uPVC double glazed window to front, radiator.

KITCHEN: Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with extractor above and electric oven below, plumbing for washing machine and space for fridge and freezer.

BEDROOM 1
15'8 x 9'4 (4.78m x 2.84m)
uPVC double glazed window, fitted wardrobe, radiator.

EN SUITE
Corner shower, pedestal wash hand basin and low level WC.

BEDROOM 2
7'7 x 6'8 (2.31m x 2.03m)
uPVC DG window and radiator.

BATHROOM
Panelled bath, pedestal wash hand basin and low level WC.

EXTERNALLY
Allocated parking space.

NB
Original photos used



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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