



**** MARINA LOCATION **** We are delighted to offer to the open market for sale this excellent purpose built two bedroom first floor apartment. It is warmed by gas fired central heating and has uPVC double glazing. The floor plan briefly comprises: communal entrance via telecom entry system with staircase to all floors, private entrance hall, lounge/ dining area with French Doors leading to a balcony, kitchen area being well fitted with 'Shaker' style units and includes a built-in oven, hob and washing machine. From the hallway are two good sized bedrooms, the master bedroom having built-in wardrobes, and a bathroom/WC which is fitted with a white suite. Externally is an allocated car parking space. This apartment is situated amongst similar 'executive' style apartments on this exclusive Marina development. It has excellent shopping and leisure facilities, plus trendy wine bars and restaurants within strolling distance.

Admiral Way, Hartlepool, TS24 0XG
2 Bed - Apartment
Chain Free £94,950
EPC Rating:
Council Tax Band: B
Tenure: Leasehold



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GROUND FLOOR

COMMUNAL ENTRANCE

Via telecom entry system with staircase to all floors.

ENTRANCE HALLWAY

Entrance door, two built-in storage cupboards, laminate flooring, and convector radiator,

LOUNGE / DINING AREA

Convector radiator, laminate flooring, single inset spotlights and coving to ceiling, door to kitchen, uPVC double glazed French doors with matching side screens leading to a balcony.

KITCHEN

Well fitted with a range of "shaker" wall, base and drawer with working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, space for fridge and freezer, integrated washing machine. laminate flooring, built-in cupboard housing wall mounted Ideal gas fired combination boiler, two uPVC double glazed windows,

BEDROOM 1

Built-in wardrobes, uPVC double glazed window, convector radiator, and laminate flooring

BEDROOM 2

uPVC double glazed window, convector radiator, and laminate flooring,

FAMILY BATHROOM

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and low level WC, attractive tiling to walls, uPVC double glazed opaque window, convector radiator, extractor fan.

EXTERNALLY

The property has the advantage of an allocated car parking space and use of communal gardens.



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		
(69-80) C		
(55-58) 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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