



Mayflower House Quayside, Hartlepool TS24 0WG

welcome to

Mayflower House Quayside, Hartlepool

Occupying a superb penthouse position with stunning views across the marina, this impressive duplex three-bedroom apartment offers spacious and versatile accommodation arranged over two floors and must be viewed internally to be fully appreciated.

Communal Area

Lift access to fourth floor.

Entrance Hallway

Entered via solid wood fire door, radiator, wood flooring, doors leading to all principle rooms, built in storage cupboard housing potterton boiler, door leading to lounge, door leading to study, door leading to handy downstairs WC.

Downstairs Wc

Low level lo flush WC, wood flooring, radiator, extractor fan, part tiled walls, wash hand basin.

Study/ Bedroom 4

UPVC double glazed window to rear, radiator, built in storage cupboard.

Lounge/Diner

UPVC double glazed French doors with window panels on either side leading to balcony, TV point, two radiators, spotlights, wood flooring, UPVC double glazed window to the rear, door leading to kitchen.

Balcony

Wrought iron fencing, looking over the marina views.

Kitchen

UPVC double glazed window to front, tiled flooring, spotlights, good range of wall and base units with complimenting quartz working surfaces, inset electric oven, inset electric microwave, four ring gas hob with stainless steel extractor over, inset 1 1/2 bowl sink with grooved drainer, wine rack, plumbing and recess for dishwasher, plumbing and recess for integrated washing machine, built in chopping board, peninsular island for seating, integrated

fridge, integrated freezer.

Landing

Velux skylight window to front, gives access to all principle rooms, radiator, loft hatch access.

Bedroom 1

Six door built in wardrobe, open ceiling, exposed beams, radiator, UPVC double glazed french doors leading to balcony with window panels on either side, wrought iron fencing, views across marina, door leading to en-suite.

En-Suite

Velux skylight window to rear, wash hand basin with mixer tap, tiled flooring, tiled walls, low level low flush WC, corner shower with hand held attachment, rainfall shower head, extractor fan.

Bedroom 2

UPVC double glazed window to front, radiator, built in storage cupboard.

Bedroom 3

UPVC double glazed window to front, radiator, three door built in storage cupboards.

Family Bathroom

Tiled flooring, chrome heated towel rail, wash hand basin with mixer tap, low level low flush WC, panel bath with mixer tap and shower over with hand-held shower attachment, extractor fan, spotlights, loft hatch access.

Externally

Two parking spaces.





view this property online mannersandharrison.co.uk/Property/HAR120858



welcome to

Mayflower House Quayside, Hartlepool

- FOURTH FLOOR PENTHOUSE
- VIEWS OVER MARINA
- THREE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- TWO PARKING SPACES

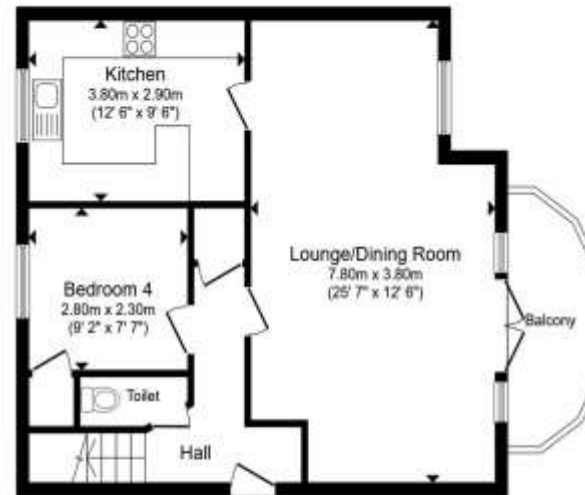
Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Ground Floor



First Floor

Total floor area 116.8 m² (1,257 sq.ft.) approx

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.propertybox.io



[view this property online](http://mannersandharrison.co.uk/Property/HAR120858) mannersandharrison.co.uk/Property/HAR120858



Property Ref:
HAR120858 - 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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk