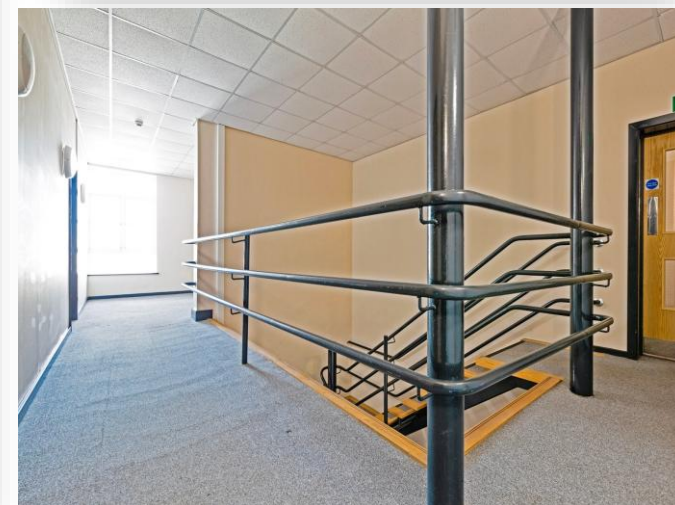
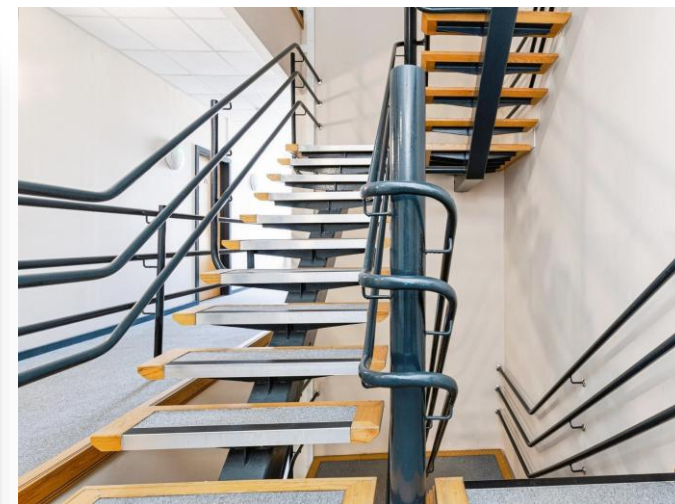




Marina House Harbour Walk, Hartlepool TS24 0UX

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. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/HAR118984



welcome to

Marina House Harbour Walk, Hartlepool

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

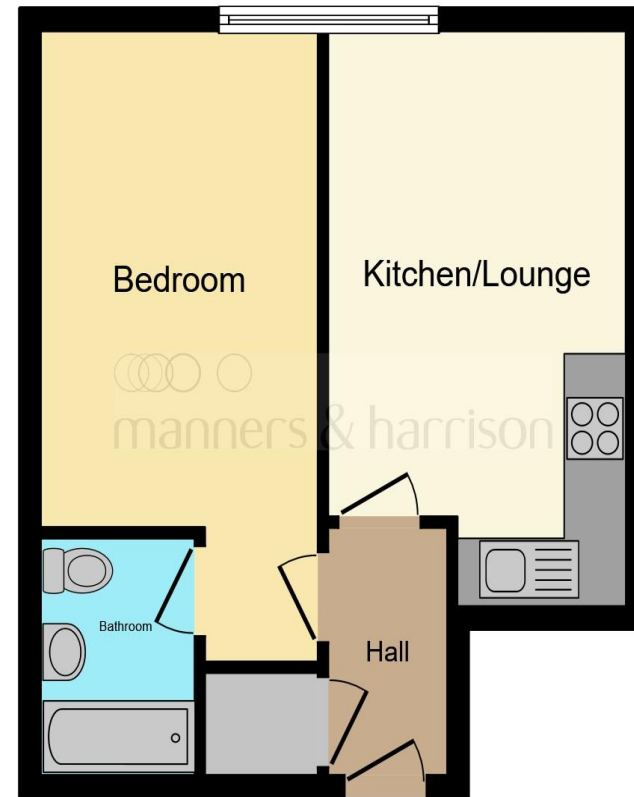
Tenure: Leasehold EPC Rating: C

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

view this property online mannersandharrison.co.uk/Property/HAR118984



Property Ref:
HAR118984 - 0004

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