



Marina House Harbour Walk, Hartlepool TS24 0UX

welcome to

Marina House Harbour Walk, Hartlepool

This beautifully presented one-bedroom first floor apartment enjoys a highly desirable position by the marina. The layout is enhanced by large windows that fill the rooms with natural light, creating a bright and welcoming atmosphere throughout.

Entrance Hallway

Entered via fire door into entrance hallway, gives access to the bedroom and open plan lounge/ kitchen, built in storage cupboard housing hot water tank also gives access to plumbing and recess for washing machine.

Bedroom 1

9' x 10' 4" (2.74m x 3.15m)

UPVC double glazed window to side aspect, door leading to en suite.

En Suite

Low level low flush wc, chrome heated towel rail, wash hand basin with tiled splashback, panel bath with rainfall shower head and hand held attachment, tiled around the bath, glass shower screen, vinyl flooring, extractor fan.

Open Plan Lounge/ Kitchen

10' 7" Max x 18' 3" (3.23m Max x 5.56m)

Lounge - UPVC double glazed window to side aspect, UPVC double glazed window to rear, carpeted, TV point.

Kitchen - vinyl flooring, range of cashmere wall and base units with complimentary working surfaces and matching uptands, stainless steel sink/ drainer with mixer tap, inset electric oven, electric hob with glass splashback, space for free standing fridge/ freezer.

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/HAR119729



welcome to

Marina House Harbour Walk, Hartlepool

- HIGHLY DESIRABLE POSITION.
- ALLOCTAED PARKING.
- BEDROOM WITH EN SUITE.
- OPEN PLAN LAYOUT.
- CAN BE SOLD WITH OR WITHOUT TENANT.

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1200.00

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.

£60,000



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/HAR119729



Property Ref:
HAR119729 - 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