



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 overlooking the marina.

Entrance Area

Entered via fire door, door to bedroom, door to open plan kitchen/lounge, door to family bathroom.

Open Plan Lounge/Kitchen

8' 8" x 21' 5" (2.64m x 6.53m)

Lounge area- UPVC double glazed window to front, TV point, carpeted, spotlights

kitchen area- laminate flooring, range of wall and base units with complimentary working surfaces upstands, inset electric oven, four ring electric hob with stainless steel chimney style extractor over, space for free standing fridge freezer, stainless steel sink/ drainer with mixer tap, built in storage cupboard housing the water tank and plumbing and recess for washing machine.

Bedroom 1

9' x 14' 7" (2.74m x 4.45m)

UPVC double glazed window to front.

Family Bathroom

Panel bath with rainfall shower head and hand held attachment, tiled around bath, low level low flush WC, laminate flooring, wash hand basin with tiled splashback, chrome heated towel rail, spotlights, extractor fan.

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.





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Marina House Harbour Walk, Hartlepool

- OVERLOOKING THE MARINA
- FIRST FLOOR
- AMAZING FOR YOUNG PROFESSIONALS
- OPEN PLAN KITCHEN/DINER
- ONE BEDROOM

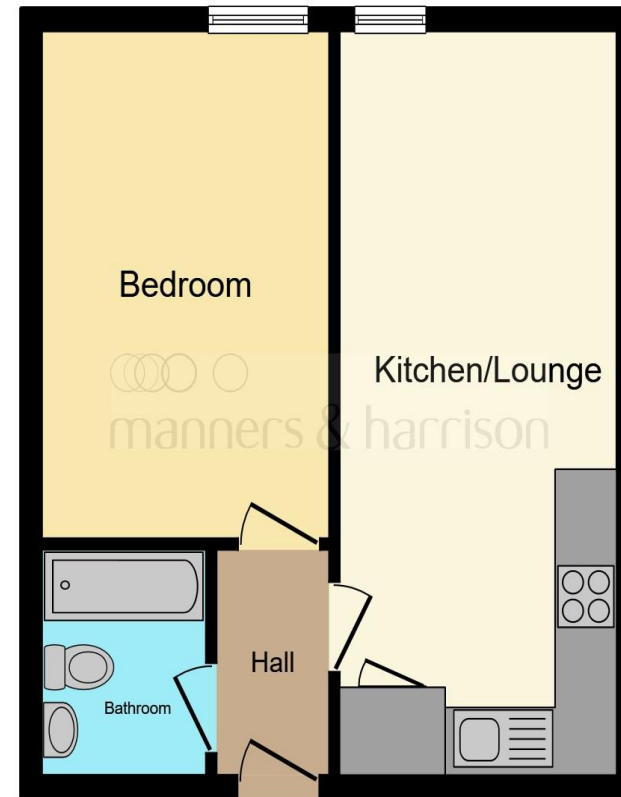
Tenure: Leasehold EPC Rating: B

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

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Property Ref:
HAR119728 - 0008

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.

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