



Oval Grange, Hartlepool TS26 8LT

welcome to

Oval Grange, Hartlepool

An excellent opportunity to acquire this recently renovated two-bedroom first-floor apartment, occupying a purpose-built development within one of the area's most desirable residential locations.

Communal Entrance

Intercom system, private door to entrance vestibule.

Hallway

Storage cupboard, electric radiator.

Lounge

Window to rear, coved cornicing, 'plasma' style wall mounted electric fire, electric radiator.

Kitchen

Window to rear, wall and base units with contrasting working surfaces, inset stainless steel sink/ drainer unit with mixer tap, recess for white goods.

Bedroom 1

Window to front, electric radiator.

Bedroom 2

Window to rear.

Shower Room

Electric shower, wall mounted wash hand basin, low level low flush wc.

Externally

Communal gardens, parking, garage and large outdoor storage facility.

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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Oval Grange, Hartlepool

- RECENTLY RENOVATED
- DESIRABLE LOCATION
- STYLISH SHOWER ROOM
- 2 GENEROUS BEDROOMS
- ALLOCATED PARKING FACILITIES

Tenure: Leasehold EPC Rating: D

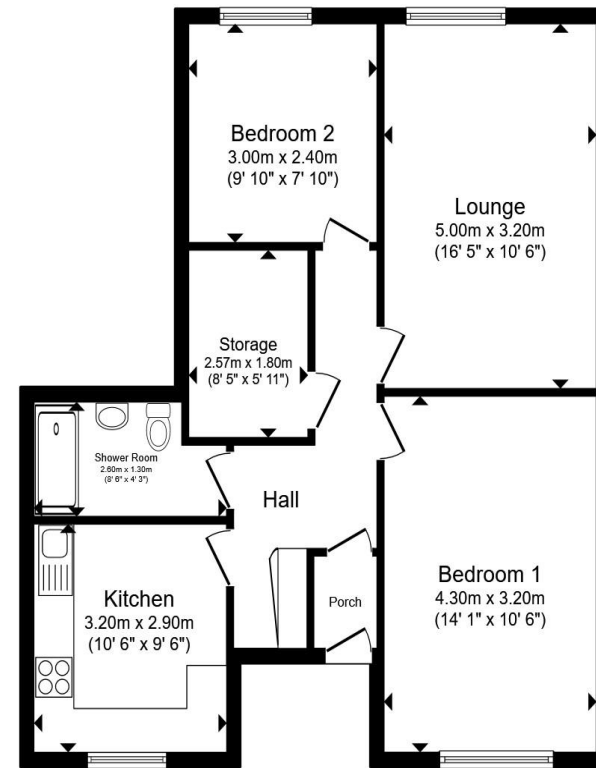
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1540.08

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£60,000



Total floor area 67.5 m² (726 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

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Property Ref:
HAR120157 - 0006

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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