



Mansion House Fleet Avenue, HARTLEPOOL TS24 0WN

welcome to

Mansion House Fleet Avenue, HARTLEPOOL

An Exquisite Executive Apartment with Captivating Marina and Coastal Views. Showcasing elegance and sophistication throughout, this exceptional two-bedroom executive apartment is finished to an impeccable standard and enjoys breathtaking views across the marina and Seaton beach from multiple aspects

Entrance Hallway

Intercom system, radiator.

Open Plan Lounge/Din/Kitchen

26' 9" (max) x 16' 2" (max) (8.15m (max) x 4.93m (max))
Kitchen fitted with an extensive range of ultra modern wall and base units in high gloss with contrasting working surfaces with composite splashbacks, well equipped with integrated fridge/freezer, microwave and dishwasher, oven hob and hood, cupboard, radiator, open with living and dining room, french doors to balcony with canopy roof and glazed balustrade with fantastic views over Hartlepool Marina, radiator, array of recessed spotlights.

Bedroom 1

12' 5" x 11' (3.78m x 3.35m)
Window to rear, fitted bespoke wardrobes, radiator.

Bedroom 2

10' 9" x 10' 5" Including wardrobes (3.28m x 3.17m
Including wardrobes)
Window to rear, fitted bespoke wardrobes, radiator.

Bathroom

4 piece suite, storage cupboard, low level low flush wc, vanity wash hand basin, bath with mixer tap and spray attachment, 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.





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- LIFT ACCESS.
- MARINA VIEWS.
- HIGH QUALITY FINISH.
- EXECUTIVE APARTMENT.
- ALARM SYSTEM.

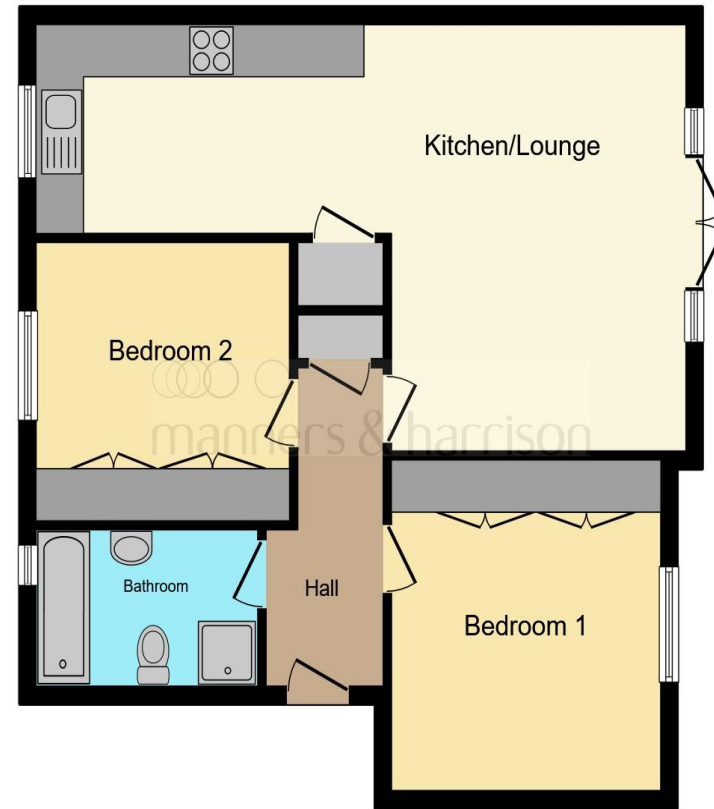
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 1000.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£163 000



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:
HAR118142 - 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.

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