



Mansion House Fleet Avenue, Hartlepool TS24 0WN

welcome to

Mansion House Fleet Avenue, Hartlepool

Uninterrupted sea views set the tone for this exceptional four-bedroom penthouse apartment, arranged over two expansive floors and offering a rare blend of luxury, space, and individuality.

Communal Entrance

via video entry system, staircase and lift to all floors.

Entrance Hall

turned oak staircase to fifth floor with glass panels, under stairs storage cupboard.

Modern Cloakroom / W C

fitted with a two piece white suite comprising pedestal wash hand basin with fitted mirror above, close coupled WC, impressive tiling to walls and floor.

Lounge / Diner / Kitchen Lounge Area

18' 1" x 14' 11" (5.51m x 4.55m)
large bay with five windows offering 180 degree panoramic sea views from the Headland across to the Cleveland Hills, dining area with French doors leading to a contemporary glass panelled balcony.

Kitchen Area

10' 10" x 16' 7" (overall) (3.30m x 5.05m (overall))
extensively fitted with cream 'shaker' style base, wall and drawer units with 'black granite' style working surfaces with matching splashback incorporating under mounted one and a half stainless steel sink unit with mixer tap, built-in induction touch operated ceramic hob with stainless steel 'chimney' style canopy housing illuminated extractor fan above, built in stainless steel fan assisted electric oven to side with matching microwave oven above, integrated fridge with freezer below, integrated dishwasher and integrated washing machine.

Bedroom 3 / Guest Bedroom

11' 9" x 12' 9" (overall) (3.58m x 3.89m (overall))
walk-in single wardrobe, door to en-suite, UPVC Double Glazed French doors leading to a second

contemporary glass panelled balcony.

En Suite Shower Room / Wc

fitted with a three piece white suite comprising large shower cubicle with space saving folding door and chrome mains shower fitting, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, fitted illuminated mirror above, concealed WC, impressive tiling to walls and floor.

Bedroom 4

8' 4" x 16' 11" (overall) (2.54m x 5.16m (overall))
built in wardrobes.

Fifth Floor Landing

walk-in storage cupboard with wall mounted ideal 'Logic' gas combination boiler, door giving emergency access to the communal landing.

Bedroom 1

built in wardrobes to one wall, double opening doors concealing the entrance to the En Suite.

En Suite Shower Room/ Wc

a large room which is fitted with a five piece white suite comprising large free standing 'tub' style bath with centre chrome pillar mixer tap, separate shower cubicle with chrome mains shower fitting, large vanity area with white granite top having 'his and hers' sink units with chrome pillar mixer taps, fitted storage cupboards below, large fitted mirror above, close coupled WC, beautiful tiling to walls and floor.

Bedroom 2

16' 5" x 8' 7" (5.00m x 2.62m)
2 under eaves storage cupboards.

Family Shower Room / Wc

fitted with a white suite comprising large walk-in





shower cubicle with fitted glass screen, chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, 'vanity' style sink unit with white 'gloss' style drawers below, concealed WC, stunning tiling to walls and floor.

Externally

the property has two allocated car parking spaces and use of communal gardens.

Nb

the property is of leasehold tenure and has a yearly maintenance charge.

Nb2

PLEASE NOTE THE PROPERTY IS NOW UNFURNISHED.

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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welcome to

Mansion House Fleet Avenue, Hartlepool

- UNINTERRUPTED SEA VIEWS
- DUPLEX PENTHOUSE LAYOUT
- OPEN-PLAN LIVING WITH ORIEL BAY WINDOW
- TWO BALCONIES & TWO PARKING BAYS
- FOUR BEDROOMS WITH 2 LUXURY EN-SUITES

Tenure: Leasehold EPC Rating: B

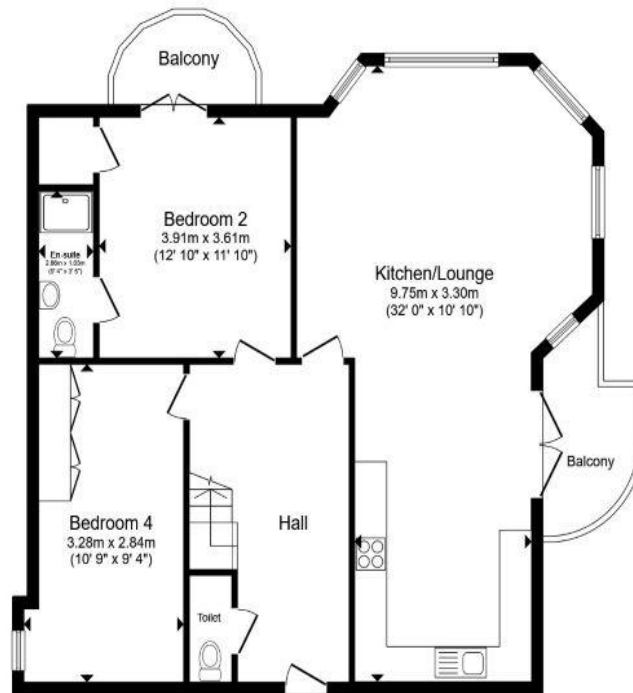
Council Tax Band: C Service Charge: 2200.00

Ground Rent: Ask Agent

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.

£295,000



Ground Floor



First Floor

Total floor area 155.6 m² (1,674 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:
HAR120513 - 0007

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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