

**STUART  
EDWARDS**



## Park Road

, Hartlepool TS24 7PT

- MODERN FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN/DINER
- ELECTRIC HEATING & UPVC DOUBLE GLAZING
- OPEN TO COMMUNAL COURTYARD
- AVAILABLE IMMEDIATELY
- 2 BEDROOMS
- BATHROOM WITH BATH & SHOWER
- STAIR AND LIFT ACCESS - SECURE ENTRY SYSTEM
- EXCELLENT AMENITIES & ROAD LINKS
- PART - FURNISHED

**£600 Per Month**

## Council Tax Band: C EPC Rating: D

### FULL DESCRIPTION

Apartment 111, is a modern first floor apartment, with a spacious internal floor plan being one of the larger within this popular building. Available immediately on a part furnished basis.

Accessed via a communal entrance with a telecom secure entry system and CCTV. Both stairs and a lifts lead to all floors throughout the building.

Internally the property is neutrally decorated throughout with a generous open plan, lounge/kitchen diner. The lounge area has a corner sofa, dining table with chairs and the kitchen enjoys a range of shaker wall and floor units and integrated appliances. There are two bedrooms and a fully tiled bathroom suite with bath and shower.

Within the complex there is an enclosed, open-top communal courtyard located on the first floor.

The property is heated with an electric central heating system and has UPVC double glazing throughout.

Park Tower is a Grade II listed historical landmark, originally constructed in 1915 as the former North Eastern Co-operative department store. It was converted into 50 residential apartments in 2008.

Sure to prove popular, therefore early reservation is strongly recommended to avoid disappointment.

### PROPERTY LOCATION

The building occupies a prominent corner at the junction of Park Road and Stockton Street, providing easy access to local amenities:

Shopping: A short walk from Middleton Grange Shopping Centre and major supermarkets like Asda and Tesco.

Transport: Within 0.5 miles of the Hartlepool Railway Station and central bus interchange, offering links to Middlesbrough, Newcastle, and Durham.

Leisure: Close to the Hartlepool Marina, which hosts a variety of restaurants, bars, and the National Museum of the Royal Navy.

### OPEN PLAN LOUGE/KITCHEN/DINER

20'0" x 27'8"

### LOUNGE AREA

Two electric radiators and vinyl flooring.

### KITCHEN/DINER

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer, electric oven, hob extractor hood and free standing washing machine. Tiled splashbacks, built-in storage cupboard and tiled flooring.

### BEDROOM 1

11'5" x 16'1"

Electric radiator.

### BEDROOM 2

6'9" x 10'0"

Electric radiator.

### BATHROOM

9'0" x 6'5"

White suite comprising, low level wc, wash hand basin, panel bath with overhead shower and glass screen, extractor fan, tiled walls and flooring, spotlights and heated towel rail.

### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8530-6622-6920-6655-6202>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



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