

**FOR SALE**



## **Beckside Gardens, Guisborough**

**2 Bedrooms, 1 Bathroom, First Floor Apartment**

**£225,000**



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Guisborough**  
2 Bedrooms, 1 Bathroom  
**£225,000**

- Age Restrictions Apply
- Retirement Apartment
- Lift access to all Floors
- Residents Lounge, Gardens and Roof Terrace
- Main Bedroom with Walk in Wardrobe



**FULL DESCRIPTION**

**COMMUNAL ENTRANCE** Secure communal entrance with intercom telephone system.

**RESIDENTS LOUNGE** Carpet flooring, electric central heating and uPVC windows, Facilities and furnishing included in communal areas.

**FIRST FLOOR APARTMENT** Via carpeted stairwell with fire escapes or via lift access.

**ENTRANCE HALL** Entrance door, wall mounted electric central heating radiator, carpet flooring. Door entry system for communal door with emergency pull cord alarm panel. Storage/utility cupboard housing floor standing water heater, complete with shelving and space for washer dryer.

**BEDROOM 1** 9' 9" x 15' 11" (2.99m x 4.87m) To front aspect. Wall mounted electric central heating radiator, carpet flooring and uPVC window.

**WALK IN WARDROBE** With lighting, hanging rails, shelving rails and carpet flooring.

**BEDROOM 2** 8' 11" x 10' 7" (2.74m x 3.25m) To front aspect. Wall mounted electric central heating radiator, carpet flooring and uPVC window.

**SHOWER ROOM** Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin with mono tap, glazed shower cubical with Mira shower over, extractor, wall mounted electric dimplex heater, tiled flooring, wall mounted electric heated towel rail.

**LOUNGE/DINER** 15' 6" x 13' 10" (4.74m x 4.23m) To front aspect. Conglomerate fire surround incorporating



electric fire, carpet flooring, wall mounted electric central heating radiator and uPVC window and uPVC Juliette doors.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge freezer, integrated dishwasher, tiled flooring and uPVC window.

#### EXTERNALLY

**CAR PARK** Visitors parking bays and allocated parking bay subject to applying for permit at additional cost.

**COMMUNAL GARDENS** The communal gardens are mainly laid to lawn with borders and various patio areas. Complete with seating and dining furniture.

**COMMUNAL ROOF TERRACE** The communal roof terrace is made from Trex non slip decking and is

complete with seating areas, cushion storage and various planters.

#### PLEASE NOTE HOUSE MANAGER ONSITE

**GUEST SUITE** - There is a guest suite which is available for resident family members (please enquire for further information).

**AGE RESTRICTION APPLIES** - Please ask for further details.

**CAR PARKING** - subject to availability - Approx £250 per annum.

**LEASEHOLD** - Lease length 999 years from 2015

**GROUND RENT** - £495

**GROUND RENT REVIEW** - June 2030

**ANNUAL SERVICE CHARGE** - £4132.44 ending



30/09/2024

**SERVICE CHARGE** Service charge currently includes the following:

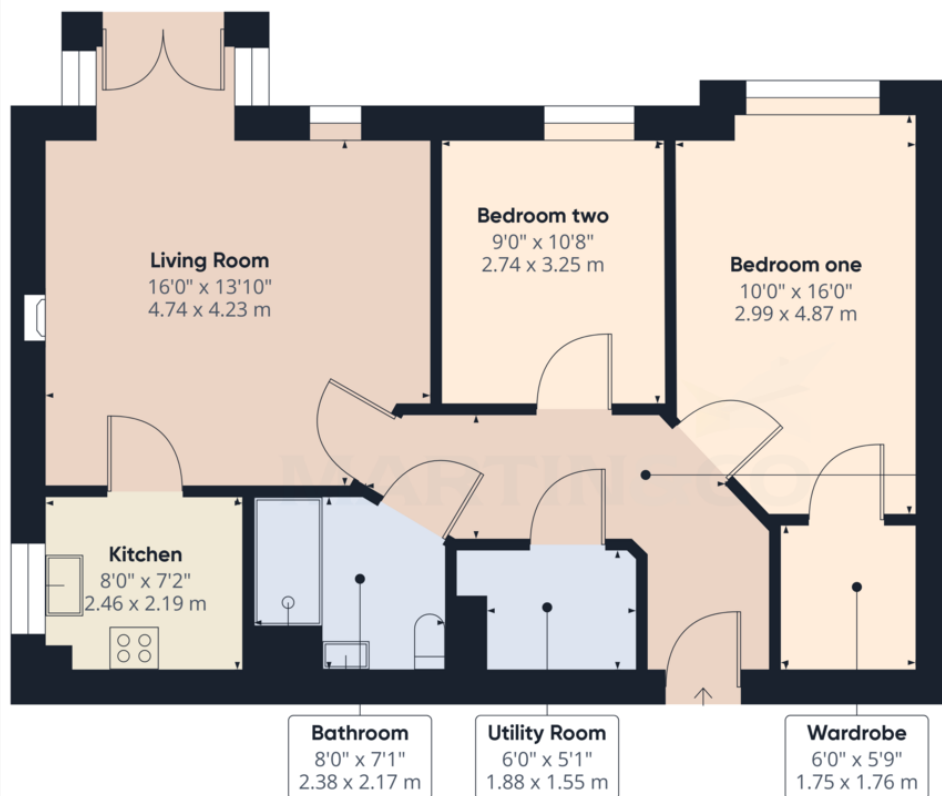
- \* Cleaning of communal windows
- \* Water rates for communal areas and apartments
- \* Electricity, heating lighting and power to all communal areas
- \* 24 Hour emergency call system
- \* Upkeep of gardens and grounds
- \* Repairs and maintenance of interior and exterior communal areas
- \* Contingency funds including internal and external decoration of communal areas
- \* Buildings insurance

**TENANT IN SITUE** Tenant currently in situe in a contract until Saturday 30th November 2024. Property will be sold with vacant possession.



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Approximate total area<sup>1)</sup>  
748.2 ft<sup>2</sup>  
69.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Guisborough

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.