



Flat 24 The Ladle

Marion, Middlesbrough, TS4 3SL

Offers in excess of £110,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession. Within Walking Distance To James Cook University Hospital & Marion Train Station. An Attractive Two Bedroom Top Floor Apartment, Ideally Suited To A First Time Buyer. With Delightful Views Of Stewart Park. A Spacious Entrance Hallway, Bright Open-Plan Kitchen/Living Area, Two Double Bedrooms, En-Suite, Bathroom & Designated Car Parking.

The Vendor Informs Us The Combi Boiler Has A Gas Safety Certificate Dated June 2023 & Will Be Renewed For 2024. The Electrics Were Last Inspected June 2023 With A Valid EICR Certificate. The 'Wren' Kitchen Was Installed Around 2021-2022. 2 Windows Were Replaced In 2021 With A Fensa Certificate Present. The First 6 Months Of Service Charges Paid.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

Located In Marton-In-Cleveland. From Ladgate Lane Opposite The Entry To Stewarts Park, Turn Left Onto The Ladle.

- Marton Train Station - 4 Minute Walk
- Stewart Park, Lake, Cafe & Museum - 3 Minute Walk
- Shell Service Station - 9 Minute Walk/2 Minute Drive
- James Cook University Hospital - 25 Minute Walk/6 Minute Drive
- The Rudds Arms Pub & Restaurant - 18 Minute Walk/4 Minute Drive

Journey Times Estimated Using Google Maps.

Externally:

Allocated Parking Bay. Visitor Parking. Communal Bin Storage. Neighbour Hood Watch Area.

Communal Entrance Hallway

Secure Entrance Door With Intercom System, Staircase To Above Floors.

Entrance Hallway

Access To Open Plan Lounge/Kitchen, Bedrooms, Bathroom & Storage Cupboard.

Open Plan Lounge/Kitchen

17'4" (max) x 14'11" (5.3m (max) x 4.57m)
Fitted With A Range Of Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built-In Oven & Hob, uPVC Double Glazed Window, Washing Machine, Integrated Fridge, Spotlights, uPVC Double Glazed Window, Radiator, Space For Dining Table & Chairs, Lounge Area.

Master Bedroom

13'9" x 10'7" (4.2m x 3.25m)
uPVC Double Glazed Window, Radiator.

En-Suite

Fitted With A White Hand Wash Basin, W/C, Shower, Radiator, uPVC Double Glazed Window.

Bedroom Two

10'2" x 10'0" (3.1m x 3.05m)
uPVC Double Glazed Window, Radiator.

Bathroom

Fitted With A White Three Piece Suite Comprising: Hand Wash Basin, W/C, Panelled Bath With Overhead Shower, Radiator, uPVC Double Glazed Window.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Estimate £2,107

Disclaimer

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

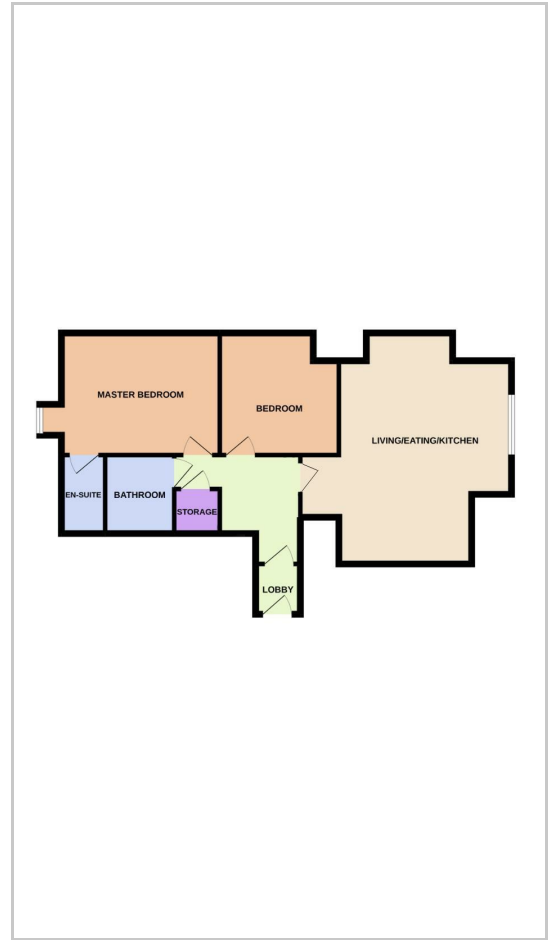
Leasehold Information:

- Lease Start Date: 01/01/2004
- Lease End Date: 01/01/2129
- Lease Term: 125 Years Less One Day From 1 January 2004
- 2024 Quarterly Service Charge Payable Of: £515.27 Total: £2,061.06
- 2024 Annual Ground Rent Payable Of £216.42
- The Rates For 2024 Are Higher Than Usual Due To Repairs Being Undertaken.

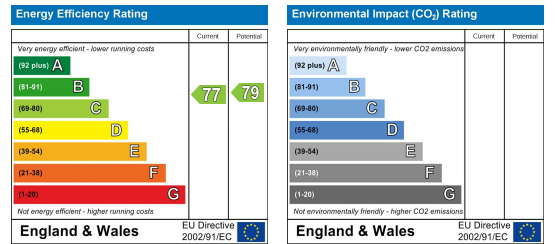
Area Map



Floor Plans



Energy Efficiency Graph



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