

3 Marton Dale Court

Dixons Bank, Middlesbrough, Cleveland, TS7 8NU



PRICE: Offers in the Region Of £90,000 **Lease: 125 years from 1998**

Property Description:

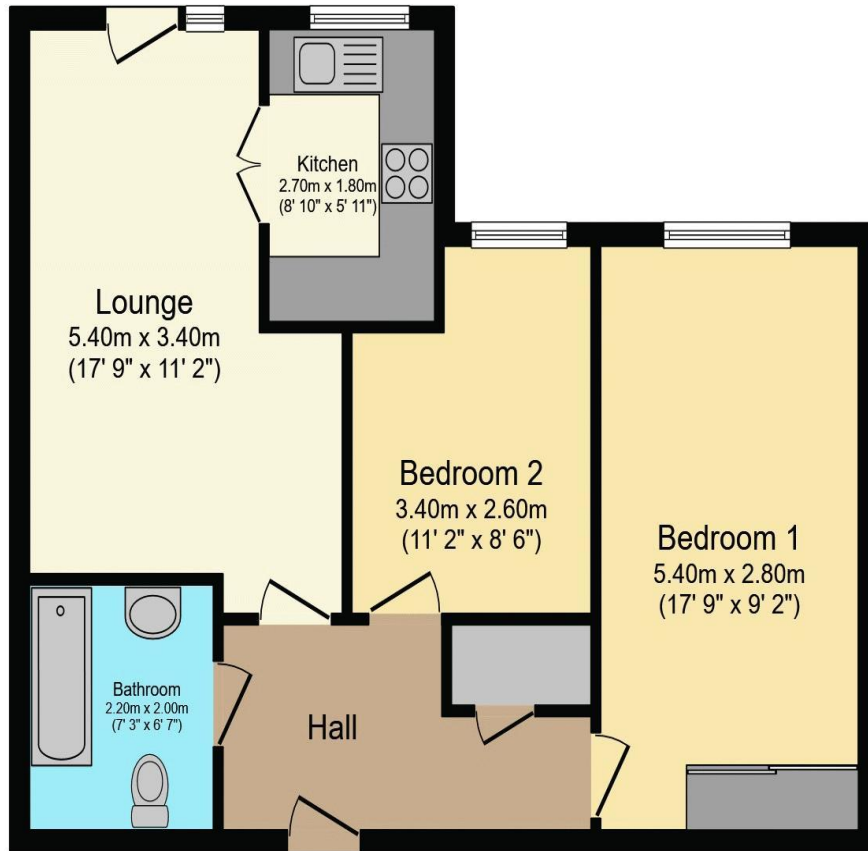
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH FRENCH DOORS TO COMMUNAL GARDENS

Marton Dale Court was constructed by McCarthy and Stone Ltd and comprises 47 properties arranged over 3 floors each served by lift. The development is in a brilliant location with many local shops and amenities close by all within a 5 minute walk of the development. There are excellent transport links with a bus stop right outside the development which can take people to and from Middlesbrough town centre. Marton Dale Court has lovely private gardens for its residents with seating areas ideal for the summer weather. Residents also have many social events and activities which take place on site ranging from coffee mornings to bingo nights.

- Residents' lounge
- Development Manager
- Lift to all floors
- Minimum Age 60
- 24 hour emergency system
- Guest Suite
- Lease: 125 years from 1998
- Service Charge: £TBC Ground Rent: £N/A



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 57.4 sq.m. (618 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).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/24

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£TBC

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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