

49 Marton Dale Court

Dixons Bank, Middlesbrough, Cleveland, TS7 8NU



PRICE: Offers in the Region Of £80,000 Lease: 125 years from 1998

Property Description:

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

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.

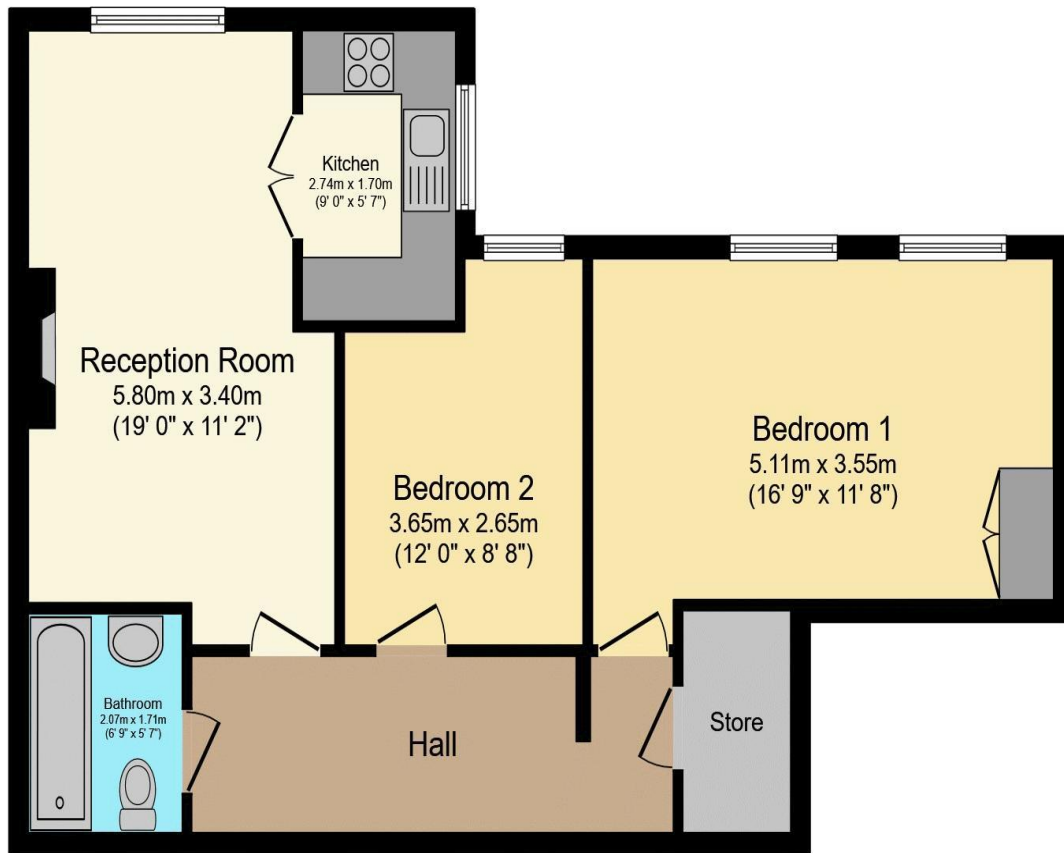
Residents' lounge
Development Manager
Lift to all floors
Minimum Age 60
24 hour emergency system
Service Charge: £5230.88

Guest Suite

Lease: 125 years from 1998



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



Total floor area 65.4 m² (703 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		
(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:

01.03.25

Annual Ground Rent:

£730.66

Ground Rent Period Review:

2042

Annual Service Charge:

£5230.88

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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