



**Camsell Court, Middlesbrough TS5 5BE**

**welcome to**

## **Camsell Court, Middlesbrough**

This well-presented two-bedroom apartment offers comfortable and practical living, ideally positioned with excellent transport links, making it perfect for commuters and investors alike.

### **Hallway**

Entered through fire door, electric heater, loft void access.

### **Kitchen**

9' 6" x 6' 1" ( 2.90m x 1.85m )

Range of wall and base units with complementary work surfaces, sink with drainer board and taps, 4 cylinder electric hob, integral electric oven, recess for fridge freezer, UPVC double glazed sash windows.

### **Lounge**

11' 8" x 14' 11" ( 3.56m x 4.55m )

UPVC double glazed sash windows to front, radiator, TV point, telephone point, electric fire place.

### **Bedroom 1**

10' 2" x 14' 3" ( 3.10m x 4.34m )

UPVC double glazed sash windows to front, radiator, electric heater.

### **Bedroom 2**

9' 8" x 6' 11" ( 2.95m x 2.11m )

UPVC double glazed sash window to rear, built in wardrobe, electric heater.

### **Bathroom**

Bath, WC, wash hand basin, wall mounted shower,

UPVC double glazed sash window.

### **Externally**

Communal parking with allocated bays also.



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- INVESTMENT OPPORTUNITY
- PERFECT FOR COMMUTERS
- SECURITY INTERCOM SYSTEM
- WELL PROPORTIONED BEDROOMS
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £67,500

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Property Ref:  
MAR111658 - 0002

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