

CLARKE | MUNRO

ESTATE AGENTS

23 Constantine Court, Middlesbrough, TS1 3GA



Price: £49,950



01642 245 796
visit clarkemunro.com for details



Key Features:



Property Description:



Clarke Munro bring to the market this sensibly priced, one bedroom first floor apartment that has a lovely balcony opening onto Linthorpe road, set within the popular Constantine Court development. Available to persons over 60 only, the property offers a friendly, safe and secure community-driven environment and is conveniently located local with amenities. The apartment consists of a generous lounge / diner with french doors opening onto balcony, kitchen with built in oven and hob, bedroom with built in wardrobes with mirrored doors and a modern shower room. Furthermore, the building facilities includes communal lounge ,secure intercom entry system and lift access to all floors in addition to attractive communal gardens and residents car parking. The service charge and ground rent are approx. £1850p.a and the original lease was 125 years from 2004, the the service charge includes, the water rates, free use of the laundry room and also there is a 24 hr emergency pull cord call out service direct to a call centre. Neutrally decorated throughout. Offered with the advantage of no forward chain.

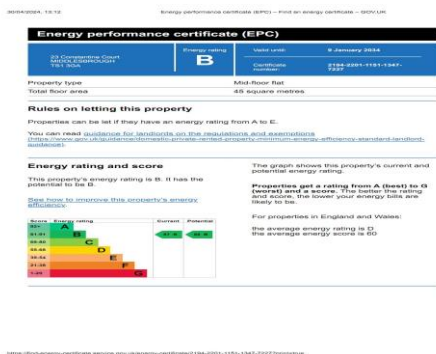
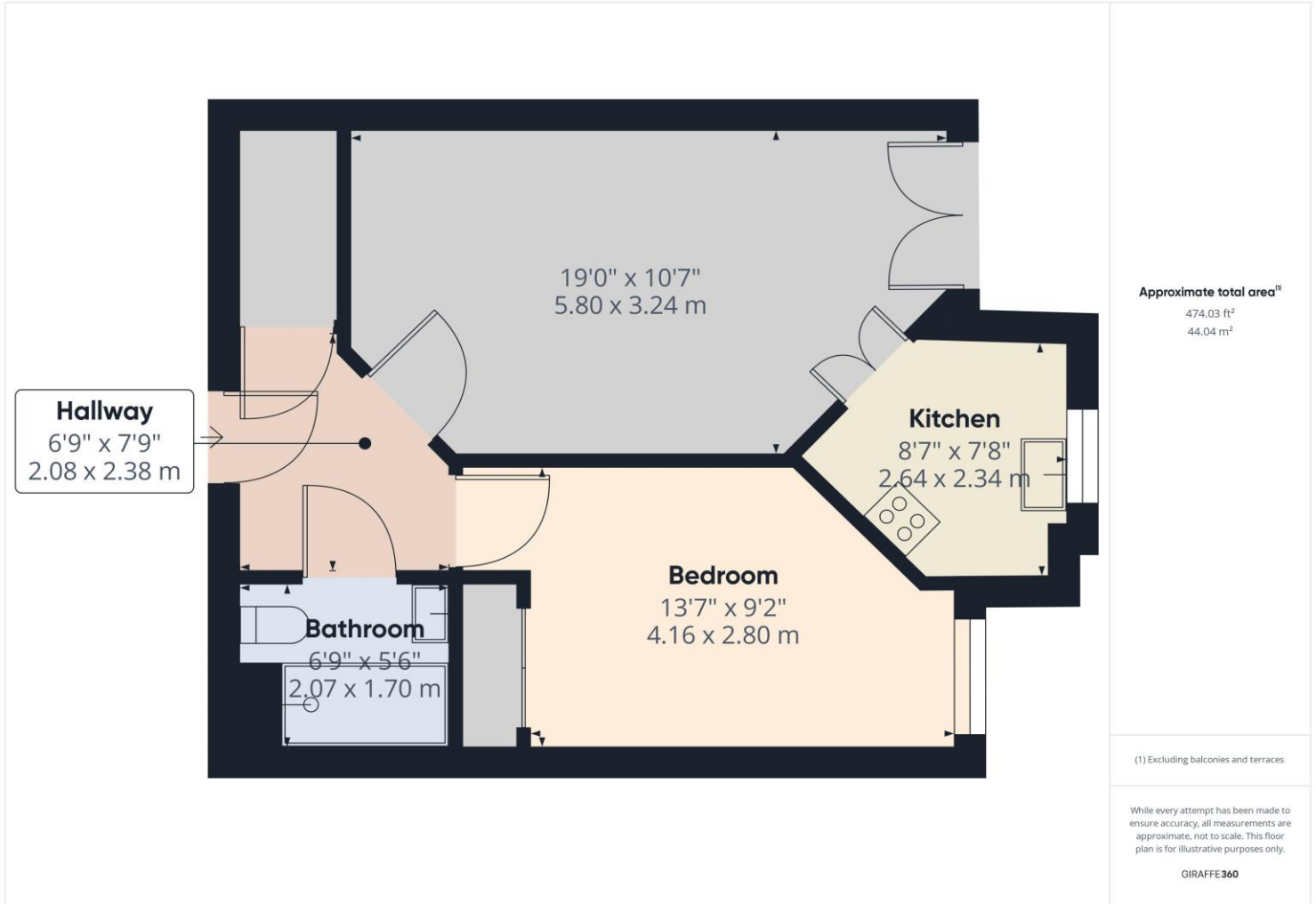
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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