

# CLARKE | MUNRO

ESTATE AGENTS

67 Constantine Court, Middlesbrough,



Price: Offers in Excess  
of £50,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details





## Key Features:

- Third floor apartment with no onward chain
- Lovingly Looked After, High Standard Retirement Apartment with One Double Bedroom
- Good sized lounge/diner, kitchen with modern units, shower room
- Available to persons aged 60 years and over

## Property Description:

Clarke Munro are delighted to bring to the market this one bedroom third-floor apartment 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 and Albert Park, One Life Centre, Linthorpe village and Middlesbrough town centre. The apartment consists of a open plan living dining room leading to kitchen with a range of base and wall units, a double bedroom with built in storage and a shower room with walk in shower tray. Furthermore, the building facilities include a laundry, 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 £2200 p.a and the original lease was 125 years from 2004.

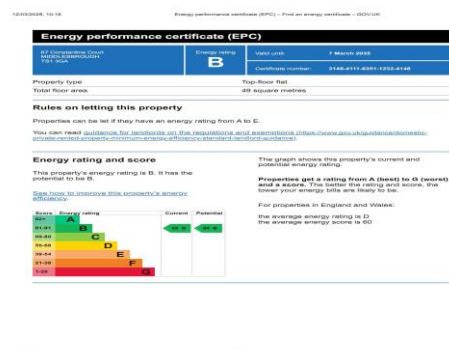
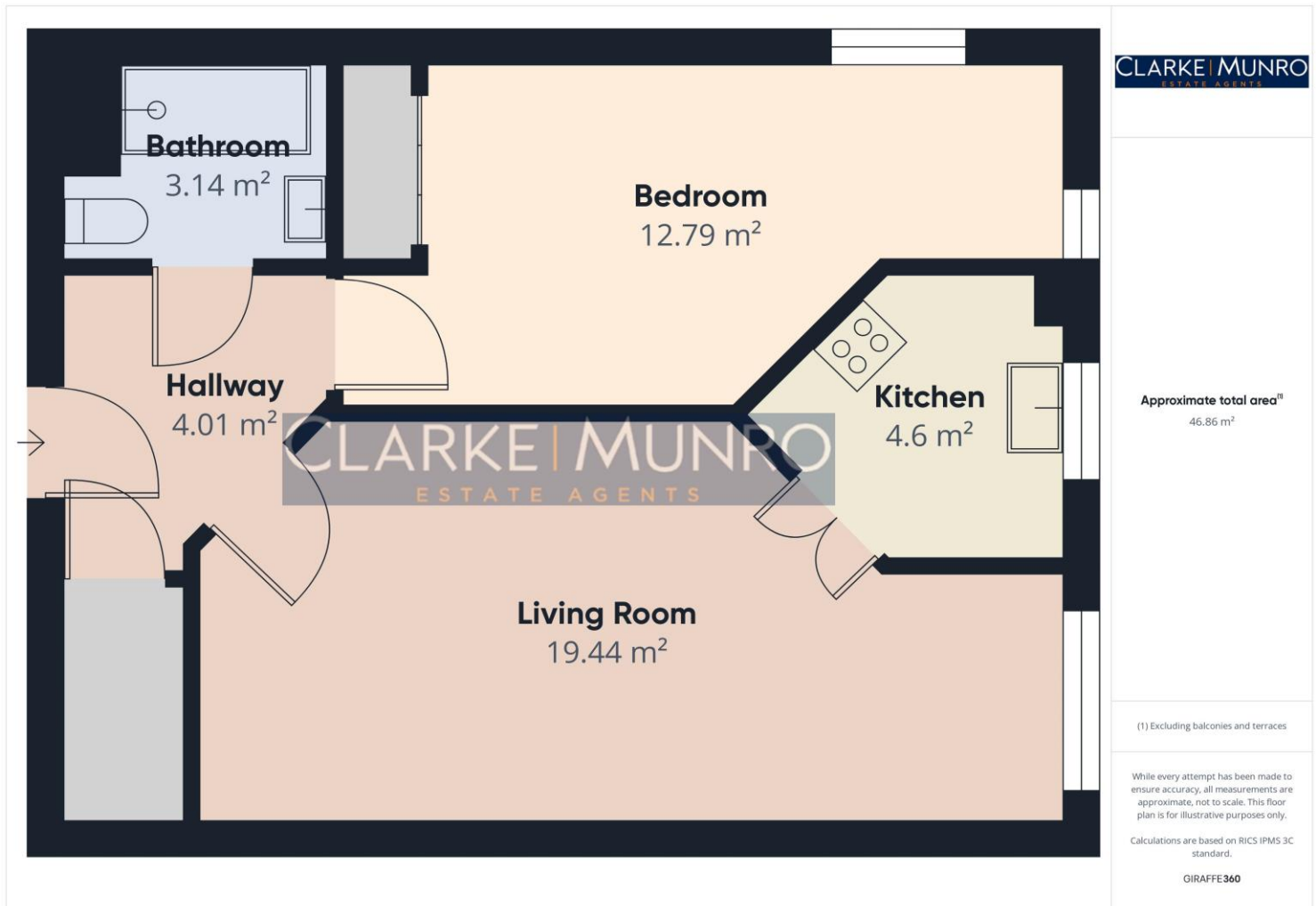
# 67 Constantine Court, Middlesbrough, TS1 3GA

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://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 Clark 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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## **Communal Entrance**

## **The Apartment**

Entry phone system, storage cupboard.

## **Lounge**

Double glazed window to rear, electric storage heater, doors to kitchen.

## **Kitchen**

Range of matching wall & base units, roll top laminate work surfaces, electric hob, electric cooker, extractor fan, stainless steel sink unit & drainer with chrome mixer tap, double glazed window to rear, part tiled walls, tile effect vinyl flooring.

## **Bedroom**

Double glazed window to side, storage heater, built in mirrored wardrobes.

## **Shower Room**

Walk in shower tray, tiled walls & PVC cladding, sink unit set into a vanity unit, close coupled w/c, extractor fan, wall mounted electric radiator.

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