



24 Roseberry Mews Guisborough

Offers Over £50,000





24 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

A Well-Presented First-Floor Retirement Apartment in a Highly Sought-After Nunthorpe Location.

- One-bedroom first-floor retirement apartment
- Highly sought-after Nunthorpe location
- Lift access to the first floor
- Spacious living room with Juliet balcony
- Fitted kitchen with integrated appliances
- Bedroom with fitted furniture
- Modern shower room
- Secure intercom entry system
- Communal gardens and residents' lounge
- Close to local shops and Nunthorpe Railway Station

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An excellent opportunity to acquire a and well-appointed one-bedroom first-floor retirement apartment, ideally positioned within this popular development close to local shops, amenities and Nunthorpe Railway Station.

Situated on the first floor and benefiting from **lift access**, this attractive apartment offers comfortable and conveniently arranged accommodation, together with a range of excellent communal facilities designed to provide both independence and a welcoming community environment.

The property is accessed via a secure entrance with **intercom entry system**, leading into a welcoming entrance hall with a particularly useful **large storage cupboard**. The accommodation includes a spacious living room featuring a **Juliet balcony**, allowing plenty of natural light into the room, together with a fitted kitchen incorporating a range of **integrated appliances**.

The generous bedroom benefits from **fitted furniture**, while the modern shower room provides practical and easily maintained accommodation.

Residents can also enjoy the development's **beautiful communal gardens**, communal lounge area and dedicated laundry room, providing additional convenience and opportunities to socialise.

Ideally located in the sought-after area of **Nunthorpe**, the property is within easy reach of local shops and amenities, whilst Nunthorpe Railway Station provides excellent transport links.

An ideal choice for those seeking **comfortable retirement living in a desirable location**, with the added benefit of communal facilities and excellent accessibility.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

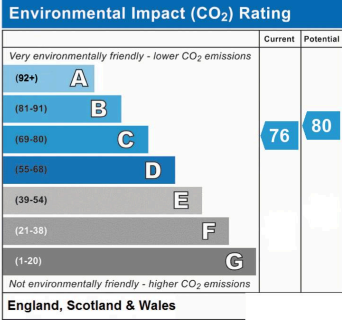
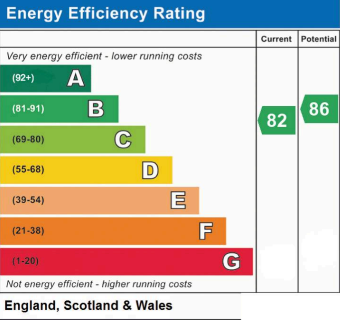




Agents Note:
Ground Rent: £789.06 PA Service/Maintenance Charge:
£3876.72 PA

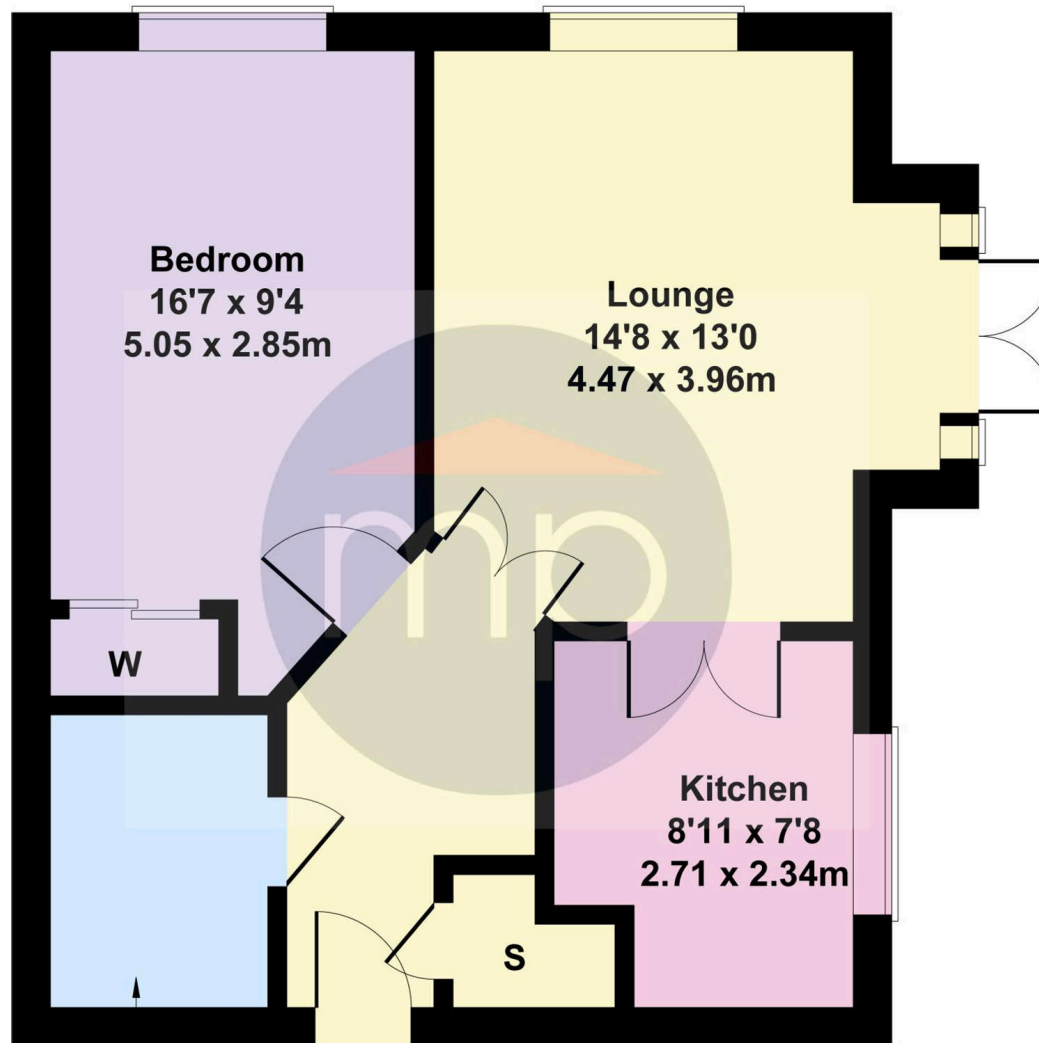
Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
DP/LS/24092026



Roseberry Mews

Approximate Gross Internal Area
517 sq ft - 48 sq m



Shower Room
7'6 x 5'7
2.29 x 1.70m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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