

72 Constantine Court
Middlesbrough, TS1 3GA

Asking Price £70,000

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- NO ONWARD CHAIN!
- Communal lounge
- Close to local amenities and transport links
- Two double bedroom, fourth floor apartment
- Lift access to all floors
- Leasehold (Charges Apply, contact agent for more details)
- Available to persons over 60 only
- Communal gardens and residents car parking

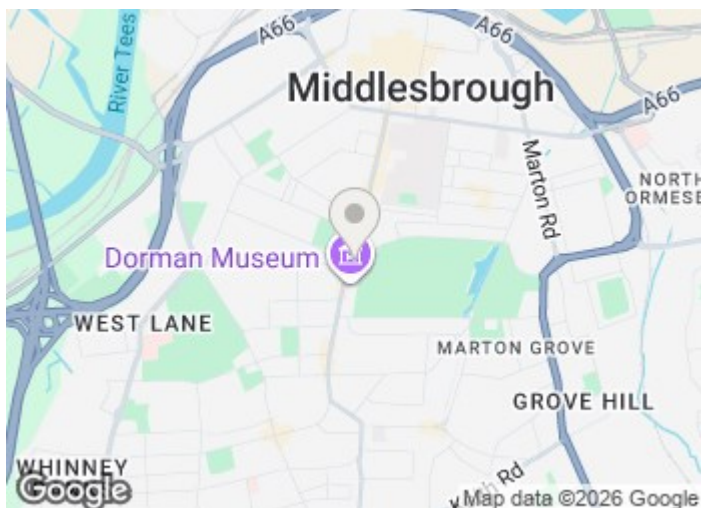
A rare opportunity to acquire a well-presented two-bedroom retirement apartment, occupying a highly sought-after fourth-floor (top-floor) position within the popular Constantine Court development. Apartments of this type rarely become available, making this an excellent opportunity for those seeking secure, independent living within a friendly and welcoming community.

Designed exclusively for residents aged 60 and over, Constantine Court is a particularly well-managed and maintained development, offering an ideal balance of privacy, security and social interaction. Residents can enjoy a comfortable communal lounge where regular social activities are held, while the beautifully maintained communal gardens provide a pleasant setting to relax and unwind. For those who enjoy the outdoors, the attractive surroundings of Albert Park are just moments away.

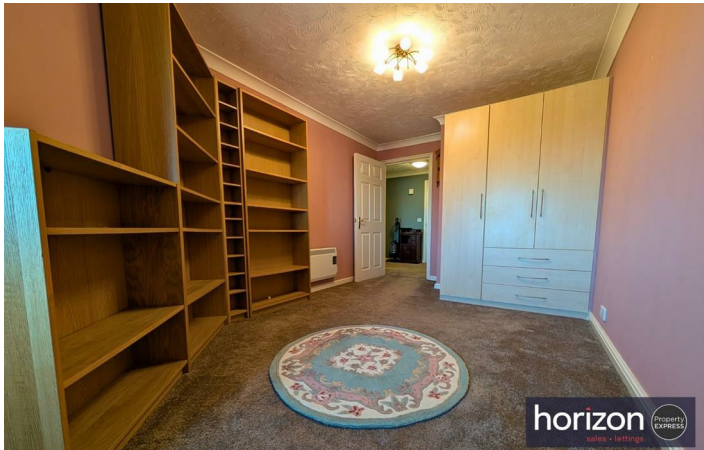
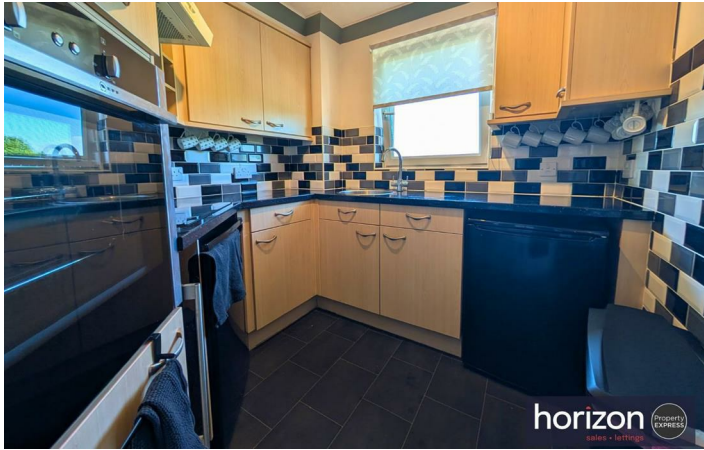
Conveniently situated close to Linthorpe Village, the development benefits from an excellent range of nearby amenities including shops, cafés, pubs, restaurants and everyday services. A major bus route is also within easy reach, providing excellent transport links across Teesside.

Further features of the development include lift and stair access to all floors, an on-site house manager, communal laundry facilities, residents' parking and attractive communal gardens.

The apartment itself enjoys an elevated top-floor position with pleasant views and a bright, airy feel throughout. Offering a rare combination of top-floor living, excellent communal facilities and a vibrant retirement community, this attractive apartment is sure to appeal to purchasers looking for a secure and sociable lifestyle in a highly convenient location.



[Directions](#)



Floor Plan

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	