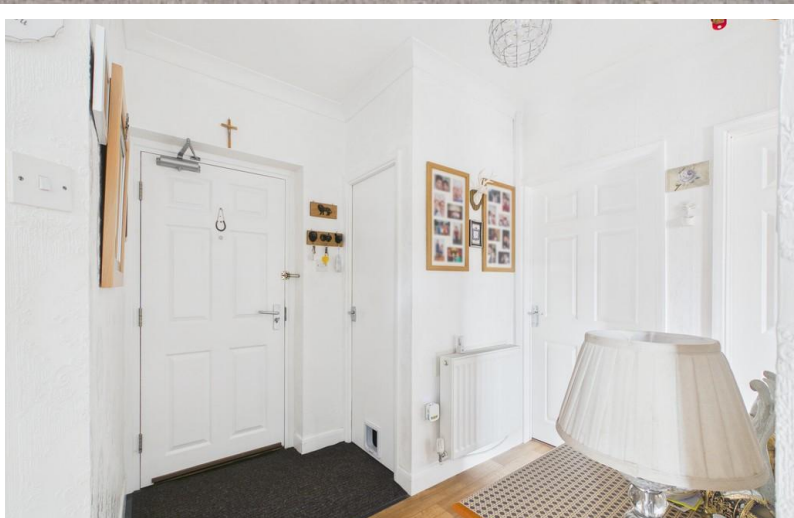
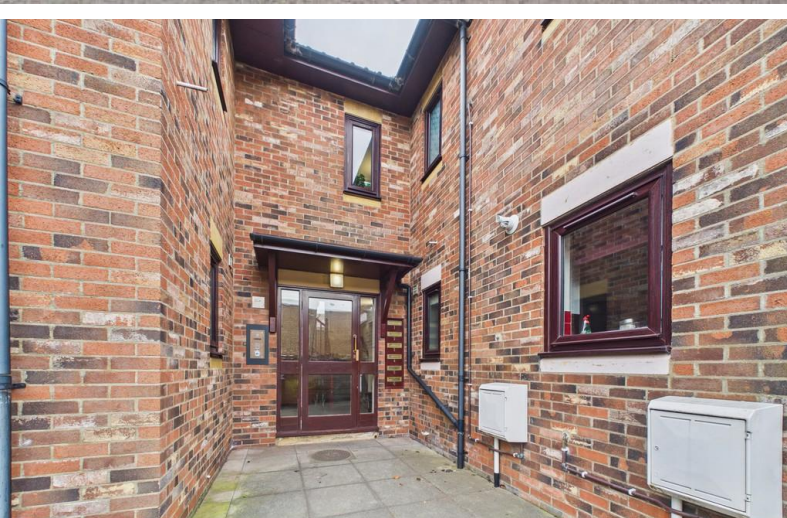


FOR SALE



Linwood Court , Northgate, Guisborough

2 Bedrooms, 1 Bathroom, Apartment

£86,250





Linwood Court , Northgate, Guisborough

2 Bedrooms, 1 Bathroom

£86,250

- Highly Recommended
- Close to High Street
- Over 55's Accommodation
- Communal Gardens And Resident Parking
- 94 Year Remaining On The Lease

FULL DESCRIPTION Martin & Co welcome to the market this well-presented first floor flat offering comfortable and low-maintenance living, for the over 55s. This attractive home features two good bedrooms and a spacious lounge/diner, providing a bright and versatile living space. Set within a pleasant development, residents benefit from beautifully maintained communal gardens and convenient off-road parking. Offered on a 75% shared ownership basis, this property presents an excellent opportunity to enjoy independent living within a welcoming community environment. Call Martin & Co on 01287 631254 to arrange your viewing.

INTERNALLY

FIRST FLOOR

COMMUNAL STAIRWELL With access to all apartments and stairs to all other apartments.

APARTMENT



HALLWAY Entrance door, ceiling cornice, wall mounted electric radiator, telephone entry system, storage cupboard, entrance matting and laminate flooring

LOUNGE 11' 4" x 13' 1" (3.46m x 3.99m) To side aspect. Ceiling cornice, wood and marble fire surround incorporating electric fire, laminate flooring, wall mounted electric radiator and uPVC bay window.

KITCHEN 9' 2" x 7' 8" (2.80m x 2.34m) To side aspect. Range of wall, base and drawer units with light badge effect fascias, 1 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for free standing electric oven & hob, space for fridge freezer, wall mounted Baxi gas central heating boiler, laminate flooring and uPVC window.



the front of the property.

BEDROOM ONE 8' 0" x 10' 10" (2.45m x 3.32m) To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM TWO 7' 6" x 8' 3" (2.30m x 2.52m) To front aspect. Ceiling cornice, central heating radiator and uPVC window.

BATHROOM Fully tiled. Coloured suite comprising: low level WC with push flush, pedestal wash hand basin, panelled bath with Triton electric shower over, shower curtain, extractor, vinyl flooring and uPVC window.

EXTERNALLY

COMMUNAL GARDEN To the rear of Linwood Court there is a lovely wall enclosed communal garden. Laid to lawn with borders and paved pathway and patio area.

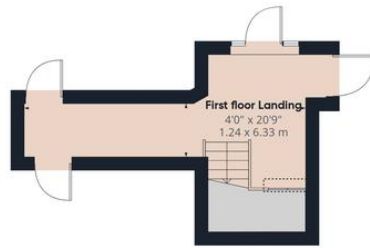
PARKING BAY One allocated parking bay located to





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate total area[®]
 754 ft²
 70.1 m²

Reduced headroom
 3 ft²
 0.3 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

