



1 Linwood Court Northgate, Guisborough
£89,950





1 Linwood Court Northgate

Guisborough

Well-presented two-bedroom ground floor apartment in Linwood Court for over 55's with a spacious lounge, modern kitchen and bathroom, storage room, parking, and in a convenient Guisborough location.

- Exclusive Over 55s Residential Development
- 2 Bedroom Ground-Floor Apartment
- Modern Family Bathroom & Fitted Kitchen
- Communal Gardens & Resident Parking
- Central Guisborough Location
- Ideal For Single Person or Couple

1 Linwood Court Northgate

Guisborough

A well-presented two-bedroom ground floor apartment situated within the exclusive Over 55s residential development of Linwood Court in Guisborough.

The property offers comfortable and practical accommodation throughout, with a spacious lounge featuring a bay window, creating a bright and welcoming living space.

The modern fitted kitchen provides a good range of units and work surfaces, while the modern bathroom is finished to a contemporary standard.

There are two good-sized bedrooms, along with a useful additional storage room providing valuable extra space.

Externally, the property benefits from allocated residents' parking and is set within this popular development, offering a peaceful and convenient setting close to the amenities of Guisborough.

An ideal opportunity for those looking for comfortable, low-maintenance living within an established Over 55s community.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Agents Note:

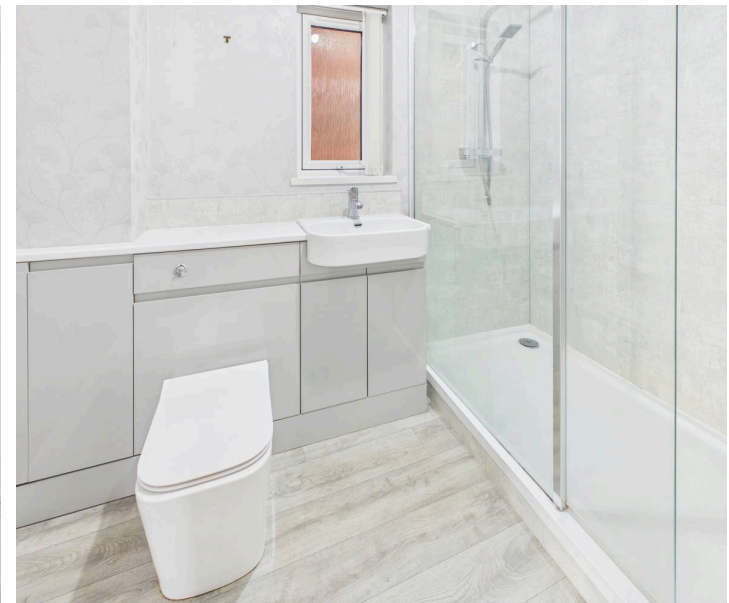
Ground Rent: TBC Service/Maintenance Charge: TBC

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:

LS/02102026

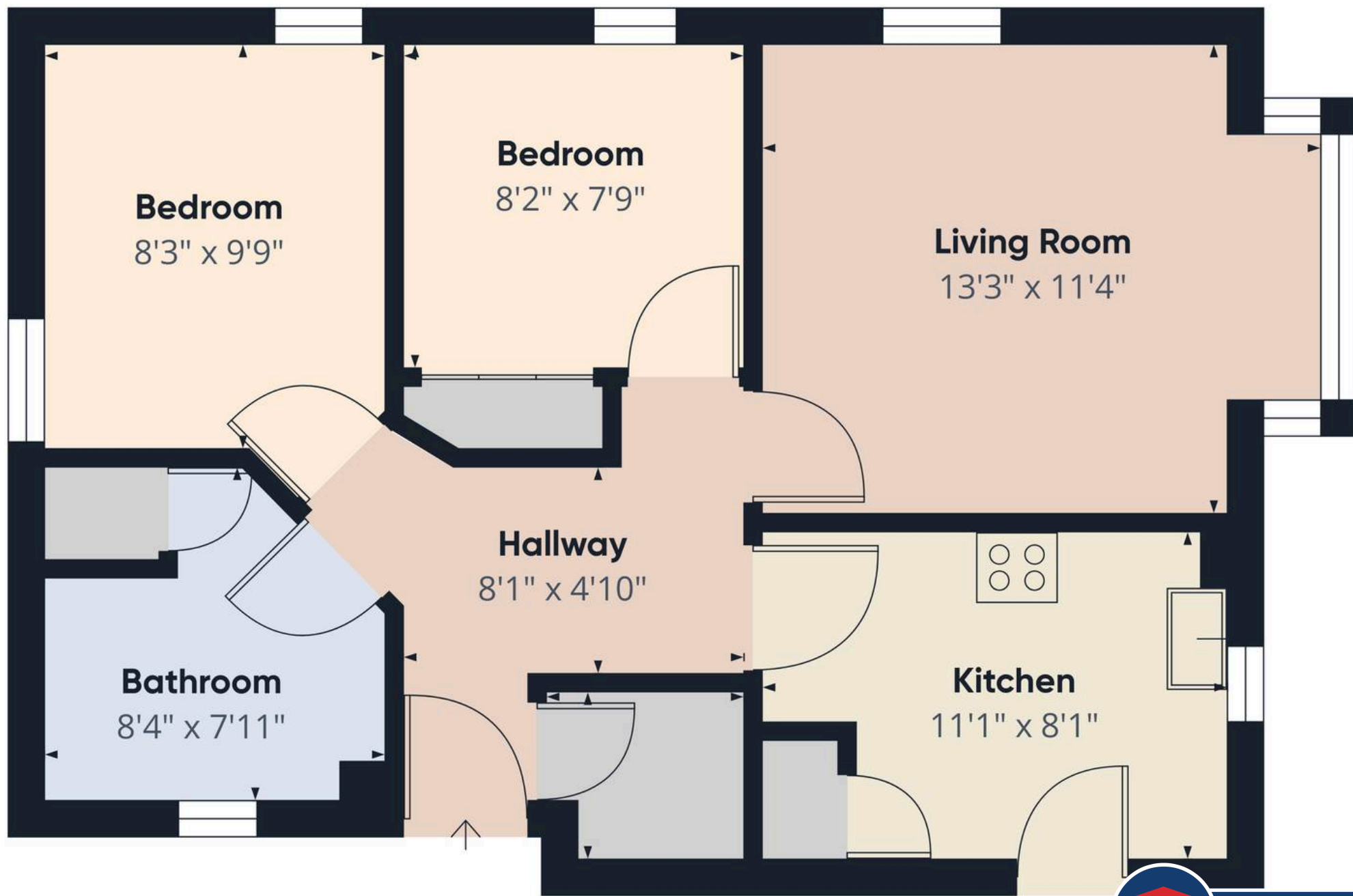




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales





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