



56 Roseberry Mews Guisborough Road, Nunthorpe
£85,000





56 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

A Superb Two-Bedroom Top-Floor Retirement Apartment with Lift Access and Far-Reaching Views Towards Roseberry Topping.

- SUPERB TWO-BEDROOM TOP-FLOOR RETIREMENT APARTMENT offering comfortable, independent living within a popular managed development in the heart of Nunthorpe.
- LIFT ACCESS TO THE TOP FLOOR, providing convenient access to the apartment and making it particularly appealing for those seeking easier day-to-day living.
- SOUGHT-AFTER NUNTHORPE LOCATION, ideally positioned for access to local shops, everyday amenities and public transport links.
- ATTRACTIVE JULIET BALCONY WITH VIEWS TOWARDS ROSEBERRY TOPPING, creating a lovely outlook and adding to the appeal of the living accommodation.
- TWO GENEROUSLY PROPORTIONED BEDROOMS, both benefiting from fitted bedroom furniture to maximise storage and provide practical, well-organised spaces.
- PRINCIPAL BEDROOM WITH WALK-IN WARDROBE, offering additional storage and a particularly useful feature for those looking to simplify and organise their living space.
- MODERN REFURBISHED SHOWER ROOM, finished in a contemporary style and designed with comfort and practicality in mind.
- EXCELLENT COMMUNAL FACILITIES, including a residents' lounge, dedicated laundry room and guest suite for visiting friends and family.

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Situated in the heart of **sought-after Nunthorpe**, this attractive two-bedroom top-floor retirement apartment offers comfortable, independent living within a well-maintained development, ideally positioned for convenient access to local amenities, shops and transport links.

Benefiting from **lift access to the top floor**, the apartment provides well-proportioned accommodation, including two spacious bedrooms, both featuring fitted bedroom furniture. The principal bedroom is further enhanced by a walk-in wardrobe, providing excellent additional storage.

The modern shower room has been refurbished to create a contemporary and practical space, while the Juliet balcony offers a delightful outlook, with views towards the iconic **Roseberry Topping**, providing a beautiful backdrop to everyday living.

Residents benefit from a range of communal facilities designed to enhance their lifestyle, including a welcoming communal lounge, laundry room, landscaped communal gardens and a guest suite for visiting family and friends. A security intercom entry system provides additional reassurance and controlled access to the development.

Ideally suited to those seeking to downsize without compromising on comfort or location, this appealing retirement apartment offers the opportunity to enjoy independent living within a friendly community, with everyday conveniences and transport connections close at hand.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





Agents Note:

Ground Rent: £885.30 PA

Service/Maintenance Charge: £5,950 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/14102026



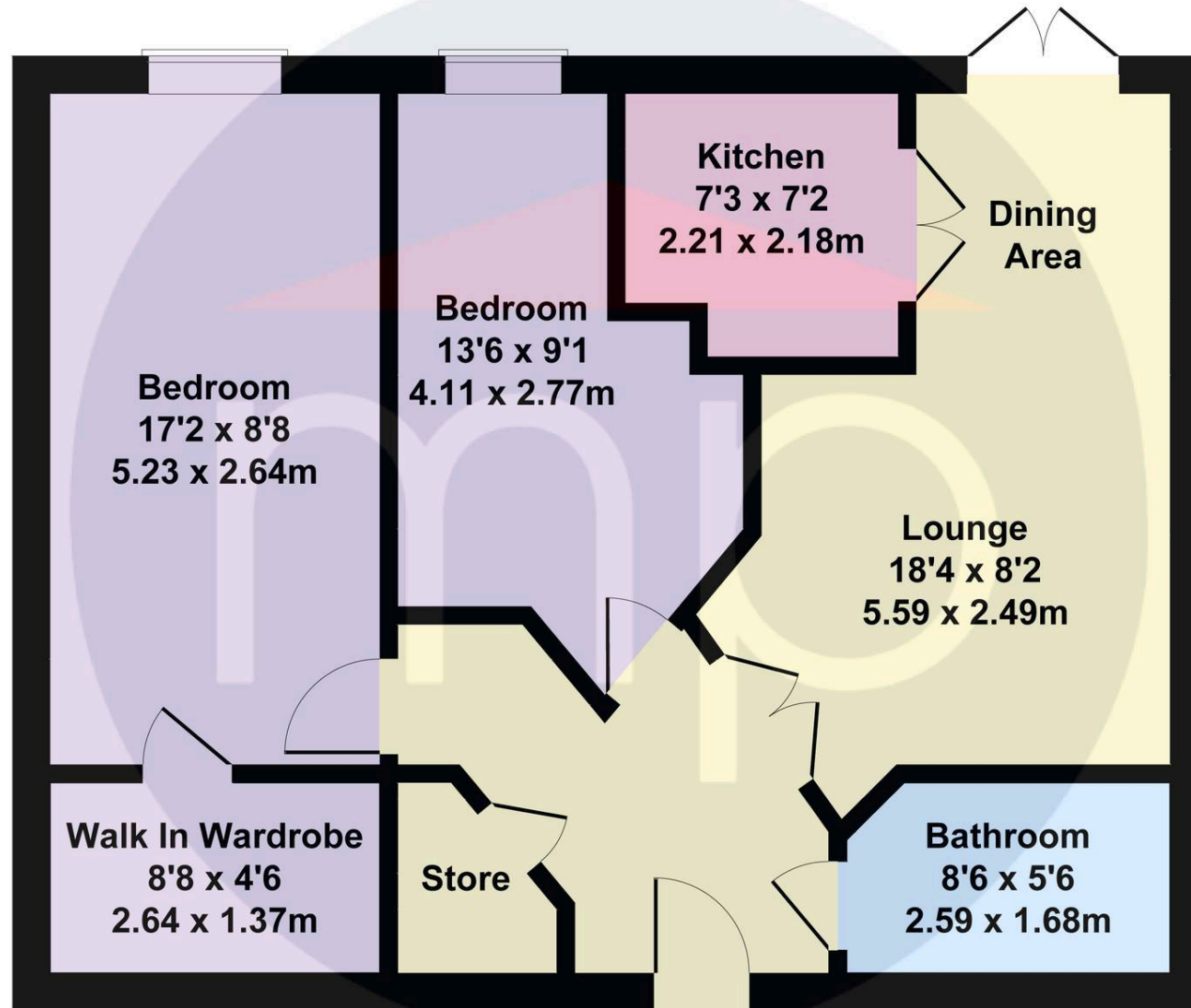


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	86
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	77	80
England, Scotland & Wales		

Roseberry Mews

Approximate Gross Internal Area
683 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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