

31 Roseberry Mews Guisborough Road, Nunthorpe

Offers Over **£55,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



31 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

A Well-Presented One-Bedroom Retirement Apartment with Lift Access, Communal Facilities and No Onward Chain.

- ATTRACTIVE ONE-BEDROOM RETIREMENT APARTMENT – A well-positioned first-floor apartment offering comfortable, independent living within a managed retirement development.
- FIRST-FLOOR POSITION WITH LIFT ACCESS – Convenient lift access provides an easier route to the apartment, an appealing feature for those looking to downsize.
- SOUGHT-AFTER NUNTHORPE LOCATION – Situated in the heart of Nunthorpe, ideally placed for access to local shops, everyday amenities and public transport links.
- SPACIOUS BEDROOM WITH FITTED FURNITURE – A generously proportioned bedroom featuring fitted bedroom furniture, providing useful storage and helping to maximise the available space.
- MANAGED RETIREMENT DEVELOPMENT – An established setting designed to support independent living, with a range of communal facilities available to residents.



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- COMMUNAL RESIDENTS' LOUNGE – A welcoming shared space offering opportunities to relax, meet neighbours and enjoy social interaction.
- COMMUNAL LAUNDRY ROOM – A practical shared facility designed to make everyday living more convenient.
- GUEST SUITE FOR VISITING FAMILY AND FRIENDS – A valuable additional facility, providing accommodation for visitors when they come to stay.
- COMMUNAL GARDENS AND SECURITY INTERCOM ENTRY – Attractive shared outdoor spaces complemented by a controlled-entry system for added reassurance.
- NO ONWARD CHAIN – A chain-free sale offering an excellent opportunity for those looking to secure a retirement apartment in this popular location.

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

The apartment provides well-proportioned accommodation, including a spacious bedroom with fitted bedroom furniture, offering practical storage and a comfortable space to relax, bathroom fitted with storage units and walk-in shower, compact fitted kitchen with cream units, single oven, hob, microwave, small dishwasher and fridge freezer, there is a large hallway with cupboard housing the water tank, and there is good storage.

Situated on the first floor, the property benefits from lift access, providing added convenience for residents and visitors alike.

The development offers an excellent range of communal facilities designed to complement an independent lifestyle, including a welcoming residents' lounge, communal laundry room, attractive communal gardens and a guest suite for visiting family and friends. A security intercom entry system provides controlled access to the building, offering additional reassurance.

Ideally suited to those looking to downsize and enjoy a more manageable lifestyle, this property combines a convenient location with useful, shared facilities and the opportunity to become part of an established retirement community.

Offered for sale with NO ONWARD CHAIN, this is an excellent opportunity for buyers seeking a retirement property in a popular Nunthorpe location, with local amenities and transport connections close at hand.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B











Agents Note:
Service/Maintenance Charge: £3,876 PA

Ground Rent: £788 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

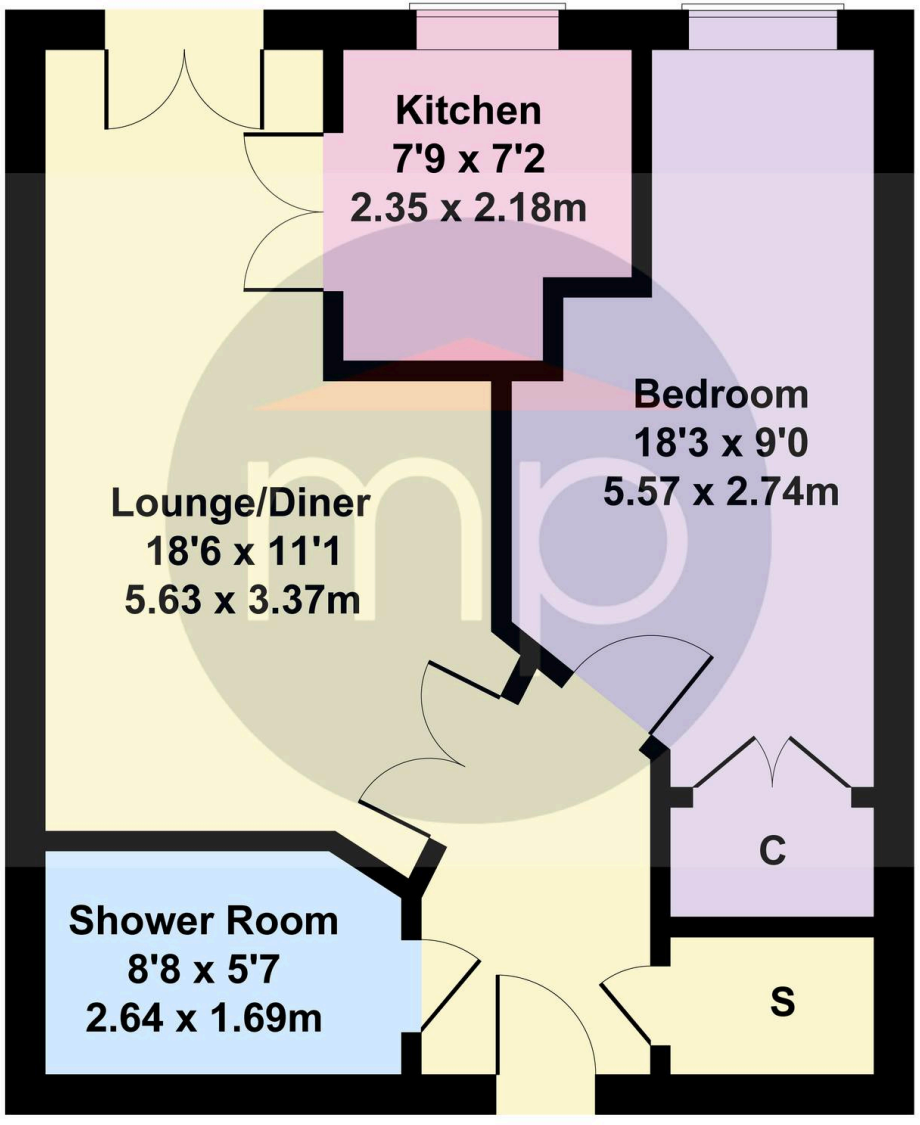






Roseberry Mews

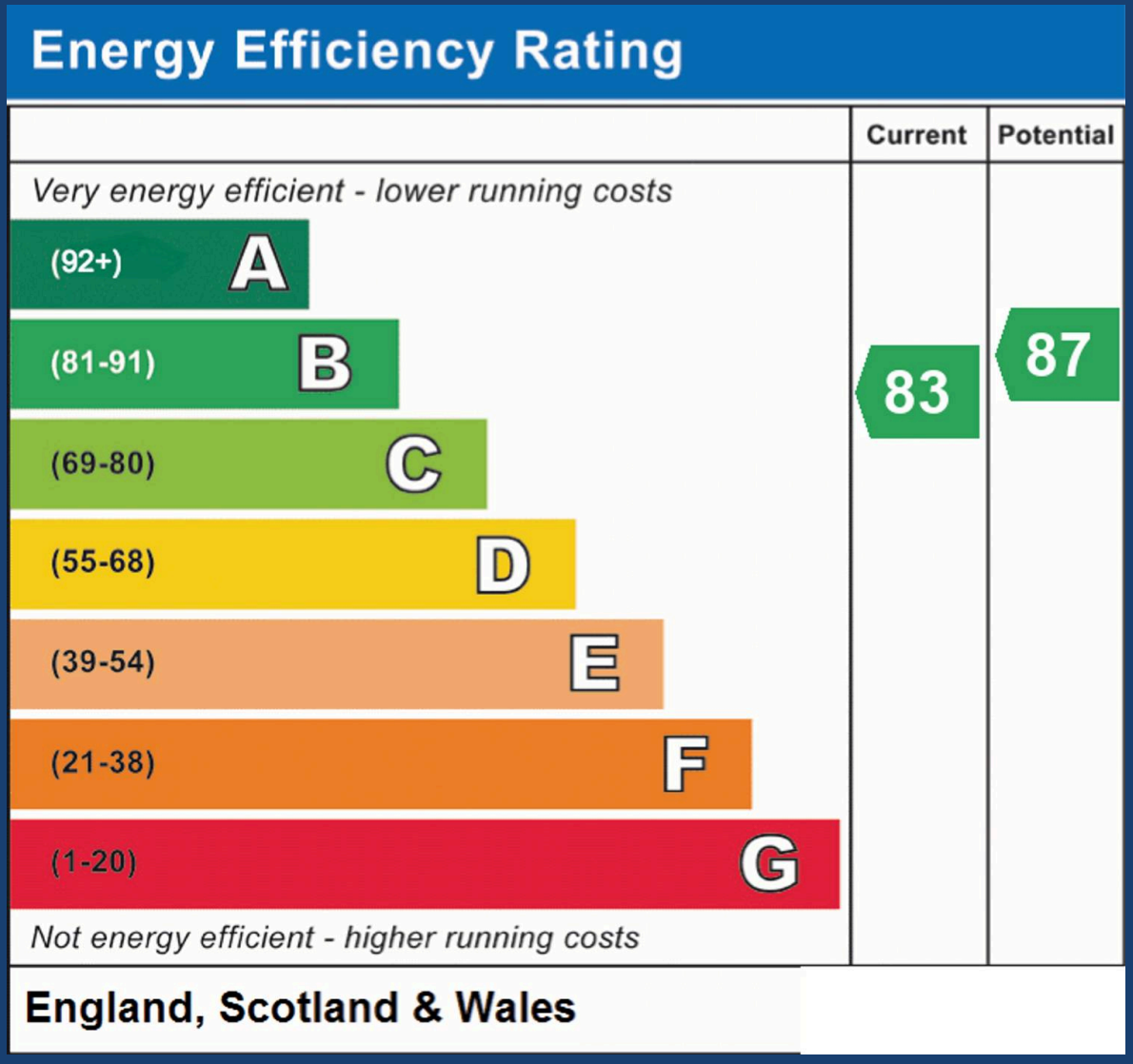
Approximate Gross Internal Area
517 sq ft - 48 sq m



Not to Scale. Produced by The Plan Portal 2026

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