

**THE OLD COLLEGE, ROMAN ROAD, LINTHORPE,
MIDDLESBROUGH, TS5 5PQ**

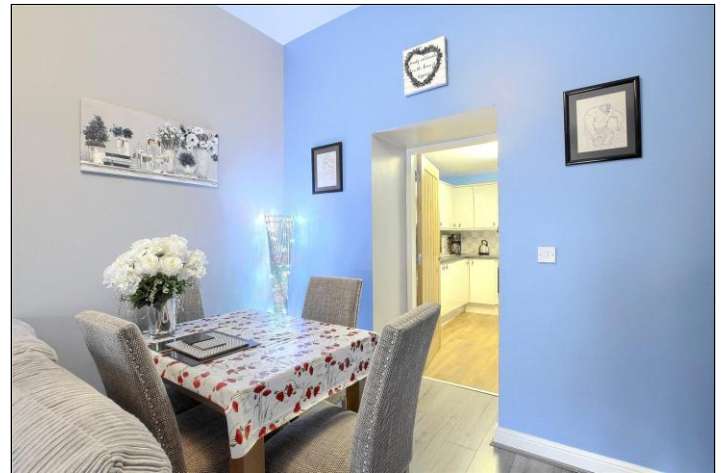


- ▲ Stylish Two Bedroom Ground Floor Retirement Apartment with a Lovely Long Lease
- ▲ Available for 55's & Over Only
- ▲ Wonderfully Located Within the Visually Stunning Former Kirby College Building
- ▲ Extremely Well Managed Development, Cared For Gardens & Residents Car Park
- ▲ Close Walking Distance of Roman Road Shops & Linthorpe Village
- ▲ 18ft Lounge/Diner with French Doors
- ▲ Well Equipped Kitchen with Good Looking Modern Units & Built-In Appliances
- ▲ Recently Fitted Modern White Four Piece Bathroom Suite
- ▲ Central Heating with Combi Boiler, Security Intercom System & Security Alarm

£139,950

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No amount of expense was spared when each of these super-lovely retirement apartments were created in 2010.

This stylish two-bedroom example is on the ground floor of the visually stunning and extremely well managed former Kirby College development, and it comes with a long lease, beautifully kept communal spaces, both inside and out, security intercom system, residents and visitor's car parking spaces and a staircase and lift to all floors. It is a simple chain free sale and features central heating with a combi boiler and security alarm system.

Location wise, this has such a lot going for it. Walk to Roman Road shops in under five minutes and Linthorpe Village shops, pubs and restaurants in around 15. There is a reliable and regular bus service directly outside taking you into Middlesbrough centre.

Very briefly, the accommodation comprises communal entrance hall, private entrance hall, 18ft lounge/diner with French doors, a well-equipped kitchen with good looking modern units and built in appliances, two bedrooms and bathroom with a modern white four piece suite.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Staircase and lift to all floors.

THE APARTMENT

ENTRANCE HALL

Private entrance hall, modern light grey coloured woodgrain effect, laminate flooring, built in coat/storage cupboard, security intercom system and radiator.

LOUNGE/DINER - 5.72m x 3m (18'9" x 9'10")

Double glazed French doors open on to the resident's garden and car park. Modern light grey, woodgrain effect laminate flooring and modern wall mounted, remote control flame effect electric fire. Radiator, built in cupboard housing a Baxi DuoTec gas fire combination boiler. Connecting door into ...

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KITCHEN - 3.23m x 2.6m (10'7" x 8'6")

Well-equipped and fitted with a good-looking range of high gloss style wall, drawer and floor cupboards, rolltop work surfaces with co-ordinated tile splashbacks, single drainer, stainless steel one and a half bowl sink unit with mixer taps, built in stainless steel electric oven and four ring electric hob with stainless steel extractor canopy, integrated washer/dryer, integrated fridge freezer and radiator.

BEDROOM ONE - 4.57m x 2.54m (15' x 8'4")

Deep built-in double wardrobe with light, hanging rail and shelves. Light grey wood effect laminate flooring.

BEDROOM TWO - 4.57m x 2.03m (15' x 6'8")

Modern light grey effect laminate flooring and radiator.

BATHROOM

Modern white four-piece suite comprising close coupled WC with a hidden cistern, vanity wash basin with mixer tap, bath, walk-in shower, marble effect cladded walls, chrome towel radiator and extractor fan.

EXTERNALLY

This is a particularly well managed and cared for development and the apartments are surrounded by carefully kept gardens and there is a resident's and visitors car park at the rear.

AGENTS NOTE:

Ground Rent: £300 PA

Service/Maintenance Charge: £1050 PA

AGENTS REF: - TM/LS/MID250299/28052025

Council Tax Band: C

Tenure: Leasehold

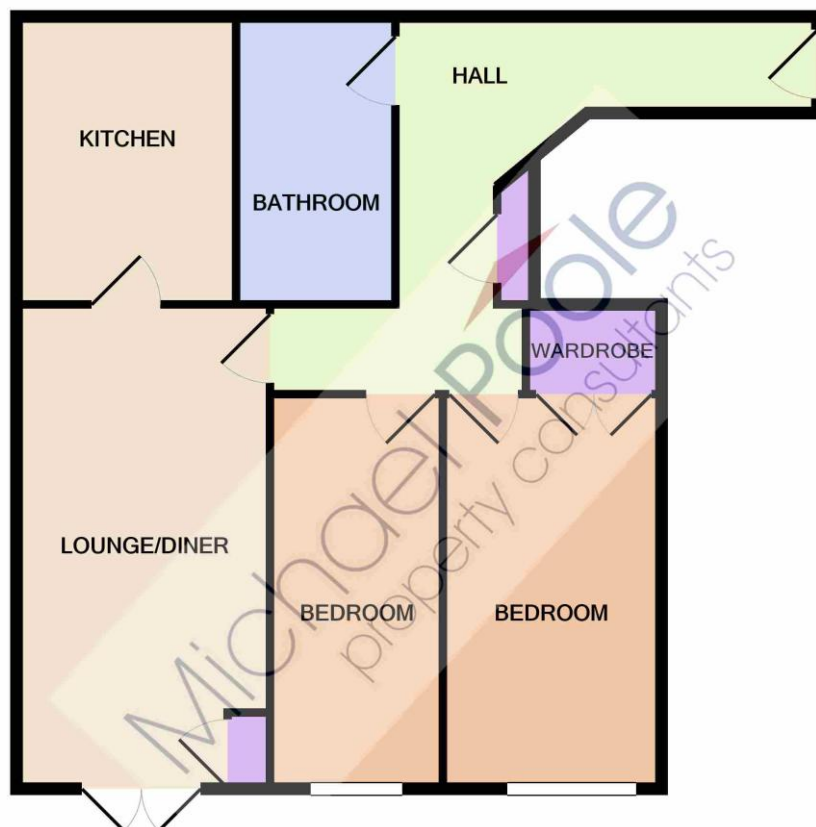
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TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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