





Camsell Court, Middlesbrough TS5 5BE

manners & harrison

welcome to

Camsell Court, Middlesbrough

Situated in a convenient location with excellent transport links and access to a range of local amenities, this well-proportioned two bedroom upper floor apartment is an ideal purchase for first-time buyers, professionals or investors alike.

Entrance Hall
Enter through fire door into hallway, electric radiator.

Bathroom
Wash hand basin, toilet, heated towel rail, bath, radiator, dual taps, wall mounted shower, UPVC double glazed sash window to side.

Lounge
UPVC double glazed sash window to front, electric radiator, electric fireplace, TV point, telephone point.

Bedroom 1
UPVC double glazed sash window to front, electric heater.

Bedroom 2
UPVC double glazed sash window, electric radiator, built in storage cupboard.

Kitchen
Double electric oven, induction hob, sink with draining board and dual tap, UPVC double glazed sash window to rear.

Externally
Allocated & communal parking.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Camsell Court, Middlesbrough

- IDEAL FOR DOWNSIZERS
- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- GREAT FOR FIRST TIME BUYERS
- ALLOCATED & COMMUNAL PARKING

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1156.30
Ground Rent: 110.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000



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The Property Ombudsman

Property Ref:
MAR112633 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

manners & harrison

01642 311133

Marton@mannersandharrison.co.uk

30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX

mannersandharrison.co.uk