



7 Constantine Court, Middlesbrough
£32,500





7 Constantine Court

Middlesbrough

A Very Comfortable One Double Bedroom
Ground Floor McCarthy & Stone Retirement
Apartment with Balcony Facing onto Linthorpe
Road.

- Ground Floor Retirement Apartment with One Double Bedroom
- 19ft Lounge/Diner with French Doors onto a Private Balcony Overlooking Linthorpe Road
- Really Well Managed & Carefully Maintained Development
- Comfortable Residents Lounge, On-Site House Manager, Security Intercom System & Guest Bedrooms
- 24/7 Emergency Pull Cord System Installed in All Flats
- On a Great Bus Route & A Few Moments Away from Albert Park

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This is a lovely example of a comfortable, well looked after McCarthy & Stone built retirement apartment that is nicely positioned on the ground floor and has a door opening to the communal gardens looking across Linthorpe Road towards Ayresome Gardens Park.

Constantine Court is a particularly well managed and cared for development of retirement apartments available to persons aged 60 and over.

It has a comfortable residents lounge, staircase, and lifts to all floors, on site house manager, security intercom system, communal laundry, guest bedrooms, resident's car park and communal gardens.

The apartment comprises a private entrance hall with a deep storage cupboard, lounge/dining room with a door leading to a small communal garden, kitchen, one double bedroom with built in wardrobe and bathroom with a three piece suite and shower.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





GROUND FLOOR

Communal Entrance Hall

Private Entrance Hall

With storage cupboard.

Lounge/Diner – 10' 6" x 22' 8" (3.20m x 6.90m)

With electric radiator, wall mounted electric flame effect fire and UPVC door to communal garden.

Kitchen – 7' 7" x 8' 10" (2.30m x 2.70m)

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob, stainless steel sink and space for under counter fridge and freezer.

Bedroom One – 9' 2" x 19' 0" (2.80m x 5.80m)

With electric radiator and fitted wardrobe with sliding doors.

Bathroom – 5' 11" x 6' 7" (1.80m x 2.00m)

Comprising close coupled WC, vanity wash hand basin, bath and tiled walls.

EXTERNALLY

Externally there is a communal garden.

Agents Note:

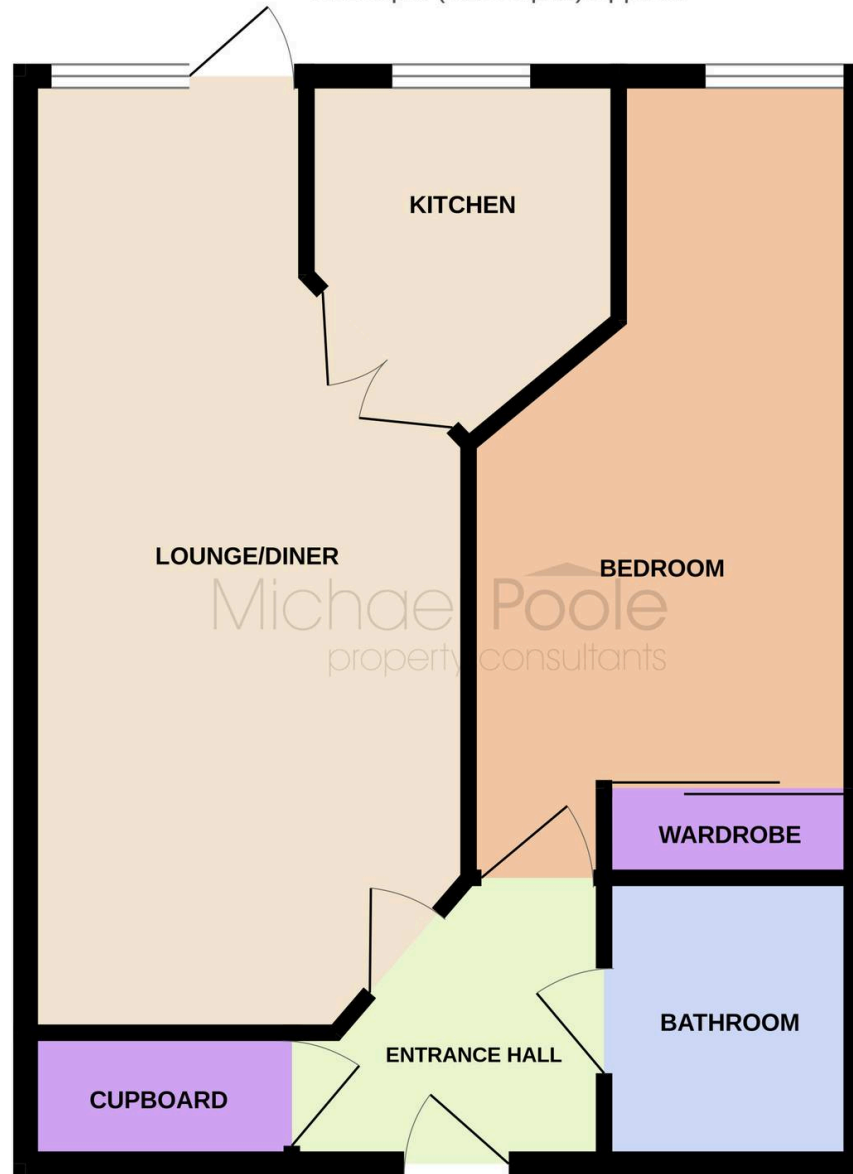
Ground Rent: £192.50 six monthly Service/Maintenance Charge: £900 approx. six monthly

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.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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