



36 Roseberry Mews Guisborough Road, Nunthorpe

Offers Over **£55,000**





36 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

A Well-Presented First-Floor Retirement Apartment in a Highly Sought-After Nunthorpe Location.

- One-bedroom first-floor retirement apartment
- Highly sought-after Nunthorpe location
- Lift access to the first floor
- Spacious living room with Juliet balcony
- Fitted kitchen with integrated appliances
- Bedroom with fitted furniture
- Modern shower room
- Secure intercom entry system
- Communal gardens and residents' lounge
- Close to local shops and Nunthorpe Railway Station

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An excellent opportunity to acquire a and well-appointed one-bedroom first-floor retirement apartment, ideally positioned within this popular development close to local shops, amenities and Nunthorpe Railway Station.

Situated on the first floor and benefiting from **lift access**, this attractive apartment offers comfortable and conveniently arranged accommodation, together with a range of excellent communal facilities designed to provide both independence and a welcoming community environment.

The property is accessed via a secure entrance with **intercom entry system**, leading into a welcoming entrance hall with a particularly useful **large storage cupboard**. The accommodation includes a spacious living room featuring a **Juliet balcony**, allowing plenty of natural light into the room, together with a fitted kitchen incorporating a range of **integrated appliances**.

The generous bedroom benefits from **fitted furniture**, while the modern shower room provides practical and easily maintained accommodation.

Residents can also enjoy the development's **beautiful communal gardens**, communal lounge area and dedicated laundry room, providing additional convenience and opportunities to socialise.

Ideally located in the sought-after area of **Nunthorpe**, the property is within easy reach of local shops and amenities, whilst Nunthorpe Railway Station provides excellent transport links.

An ideal choice for those seeking **comfortable retirement living in a desirable location**, with the added benefit of communal facilities and excellent accessibility.





Agents Note:

Service/Maintenance Charge: £3,876 PA

Ground Rent: £789.06 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/24092026

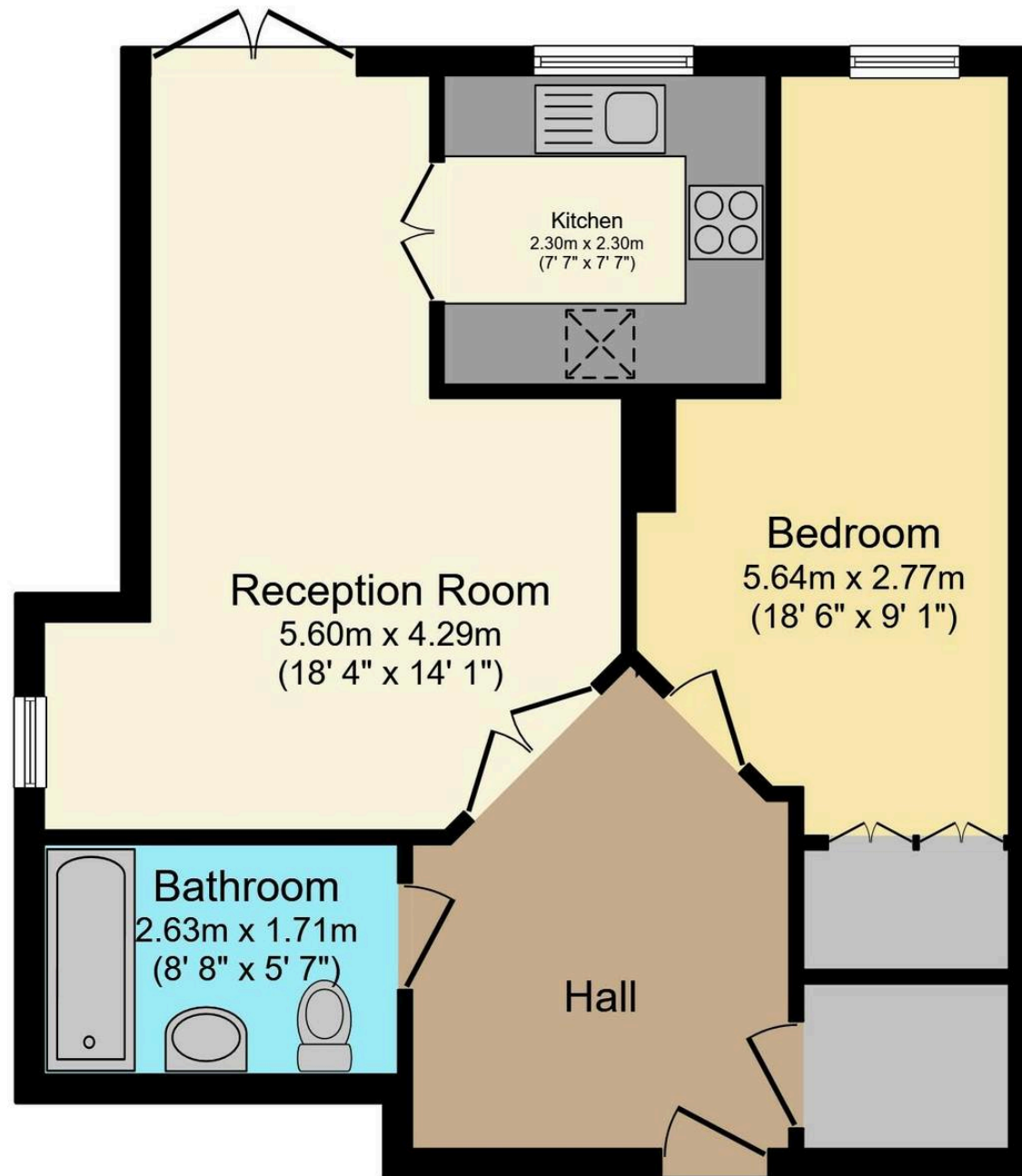
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





Total floor area 52.3 sq.m. (563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for a commission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	87
(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		
(81-91) B		81
(69-80) C	77	
(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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