





Rosewood Court, Marton-In-Cleveland Middlesbrough TS7 8QR

manners & harrison

welcome to

Rosewood Court, Marton-In-Cleveland Middlesbrough

This well-presented ground floor apartment offers comfortable and convenient living, featuring two bedrooms, a spacious lounge, fitted kitchen and bathroom.

Agents Note
The term of the lease is 99 years from 01/10/1972, which means there are currently around 45 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Entrance Hall
UPVC double glazed door to front, radiator, spotlights to ceiling, understairs storage cupboard, cloaks cupboard and floor to ceiling shelved storage cupboard.

Lounge
14' 5" x 10' 8" (4.39m x 3.25m)
French doors leading into the garden, radiator.

Kitchen
8' 10" x 7' 8" (2.69m x 2.34m)
UPVC double glazed window to rear, sink, radiator, oven, hob, extractor fan, wall and base units with complementary work surfaces, splash back, boiler.

Bedroom 1
12' 3" x 9' 10" (3.73m x 3.00m)
UPVC double glazed window to front, radiator,

Bedroom 2
8' 5" x 6' 8" (2.57m x 2.03m)
UPVC double glazed window to front, radiator.

Bathroom
Bath with shower head and shower screen, splash back, UPVC double glazed window to side, toilet, towel rail.

Externally
Rear Garden
Laid to lawn, enclosed by timber fencing.

Garage
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

Rosewood Court, Marton-In-Cleveland Middlesbrough

- IDEAL FOR DOWNSIZERS
- TWO BEDROOMS
- GREAT FOR FIRST TIME BUYERS
- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY

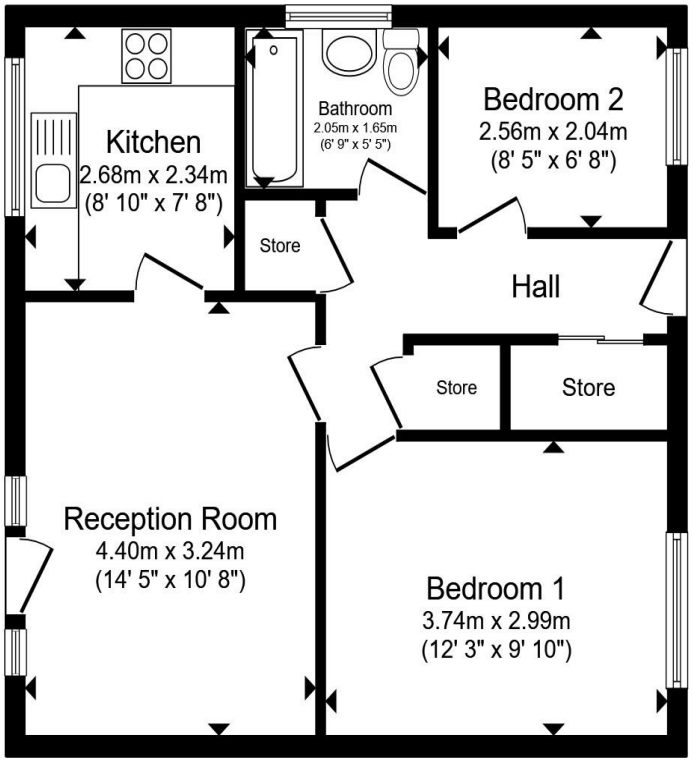
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Total floor area 51.3 m² (553 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 orientation are 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 any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MAR112710 - 0006

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.

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