

ROSEBERRY MEWS, NUNTHORPE, MIDDLESBROUGH, TS7 0PP



- ▲ A One Bedroom Ground Floor Retirement Apartment
- ▲ No Forward Chain
- ▲ Popular Location Close to Local Amenities & Transport Links
- ▲ Modern Fitted Kitchen with Integrated Appliances
- ▲ Bedroom with Built-In Wardrobes & Bedroom Furniture
- ▲ Lounge Diner with French Doors Opening to Communal Garden
- ▲ Security Intercom Entry System
- ▲ Communal Lounge, Laundry Room & Gardens

£65,000

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A one bedroom ground floor retirement apartment offered for sale with no forward chain and offering easy access to local amenities and transport links.

GROUND FLOOR

ENTRANCE HALL

With large storage cupboard.

BATHROOM - 2.64m x 1.7m (8'8" x 5'7")

White suite comprising P' shaped bath with shower over and screen, low level WC and wash hand basin in vanity style unit.

LOUNGE DINER - 5.6m x 3.45m (18'4" x 11'4")

With French doors opening to a lawned area. Please note this is not owned by the property but does have access.

KITCHEN - 2.3m x 2.3m (7'7" x 7'7")

With a modern range of fitted wall and floor units, integrated appliances include electric oven, electric hob, microwave, dishwasher, fridge and freezer, tiled splashbacks and electric opening window.

BEDROOM - 5.64m x 2.77m (18'6" x 9'1")

With fitted wardrobes and bedroom furniture.

AGENTS NOTE:

Ground Rent: £1,523 PA

Service/Maintenance Charge: £2,165 PA

ADDITIONAL INFORMATION - The property is entered via an intercom security system and has the benefit of communal facilities including a living area, laundry room, guest facilities and well maintained gardens.

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.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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AGENTS REF: - DP/LS/NUN260342/19062026

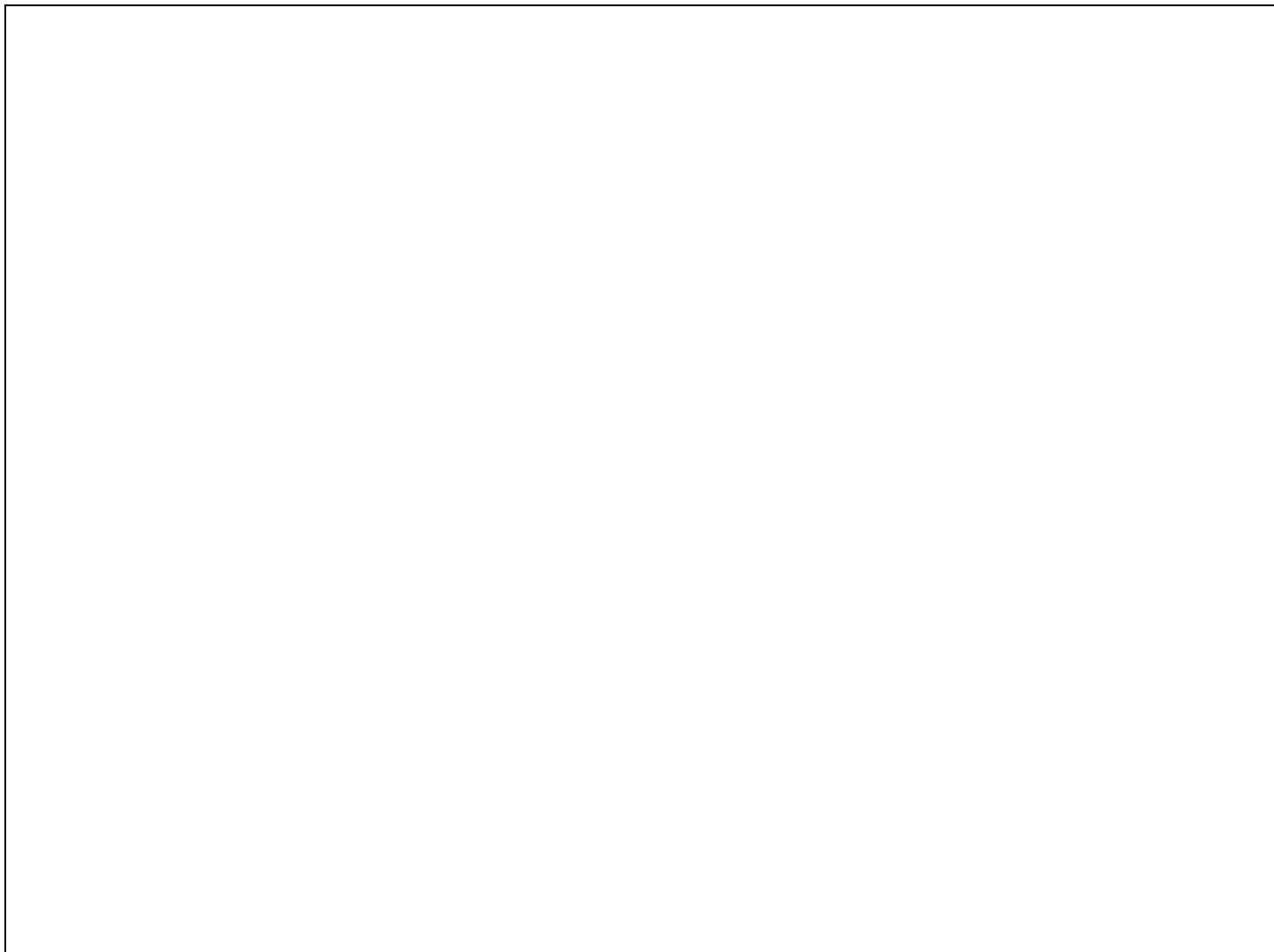
Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625



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current market



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