



**Rockingham Court, Middlesbrough TS5 7BN**

**welcome to**

## **Rockingham Court, Middlesbrough**

Located within the popular Rockingham Court development, this well-presented two-bedroom top floor apartment offers modern, comfortable living.

### **Entrance**

Laminate style flooring, access to roof void, storage cupboard.

### **Lounge**

11' 3" x 11' 8" ( 3.43m x 3.56m )  
Laminate style flooring, UPVC double glazed window, radiator.

### **Kitchen**

7' 2" x 10' 2" ( 2.18m x 3.10m )  
Fitted kitchen with a range of wall and base units with contrasting rolltop work surfaces, integrated oven with gas hob, boiler, one and half bowl single drainer stainless steel sink unit with mixer tap, recess for appliances, window.



### **Bathroom**

Refitted modern bathroom suite comprising panelled bath with over bath shower, low level flush WC, wash hand basin and radiator.

### **Bedroom 1**

9' 7" x 12' ( 2.92m x 3.66m )  
UPVC double glazed window, radiator.

### **Bedroom 2**

8' 4" x 9' 3" ( 2.54m x 2.82m )  
UPVC double glazed window, radiator.

### **Externally**

Allocated parking plus visitor parking





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## Rockingham Court, Middlesbrough

- UPPER FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS
- INVESTMENT OPPORTUNITY
- SPACIOUS THROUGHOUT
- ALLOCATED & VISITORS PARKING

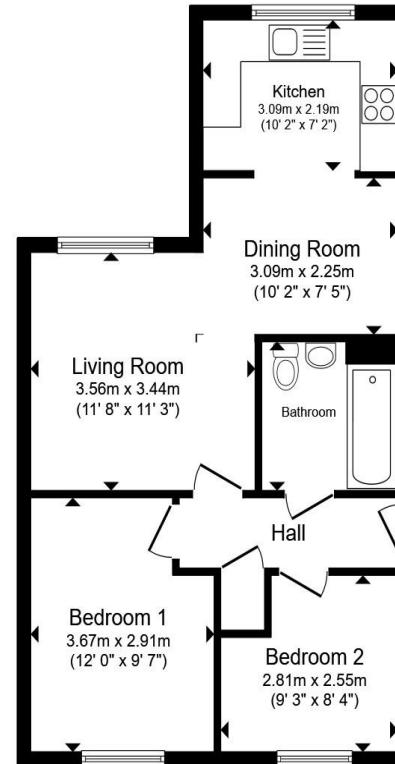
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 150.00

Ground Rent: 800.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£95,000**



Total floor area 52.3 m<sup>2</sup> (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 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](http://www.propertybox.io)



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Property Ref:  
MAR111735 - 0005

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