

40 Roseberry Mews Guisborough Road, Nunthorpe

£85,000

Michael Poole
SALES - LETTINGS - AUCTIONS



40 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

Offered for sale with no forward chain, a two bedroom first floor retirement apartment with loft access and conveniently located offering access to local amenities and transport links.

- A Two Bedroom First Floor Retirement Apartment with Lift Access
- Sought After Location Within the Heart of Nunthorpe
- Offering Easy Access to Local Amenities & Transport Links
- Managed Development with Communal Lounge, Laundry Room, Gardens & Guest Suite
- Security Intercom Entry System
- Lounge Diner with Juliet Balcony Enjoying Views Over the Communal Garden & Towards Roseberry Topping
- Two Spacious Bedrooms, Master with En-Suite WC
- Smart Bathroom with P' Shaped Bath with Shower Over & Screen
- Fitted Kitchen with Integrated Appliances
- No Forward Chain

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Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:











ACCOMMODATION

Entrance Hall - With large storage cupboard.

Lounge Diner - 18' 4" x 10' 10" (5.60m x 3.30m)
5.6m (max) x 3.33m With Juliet balcony enjoying views over the communal garden and towards Roseberry Topping.

Kitchen - 7' 8" x 7' 3" (2.34m x 2.20m)
With a modern range of fitted wall and floor units and integrated appliances.

Bathroom - 7' 8" x 5' 0" (2.34m x 1.52m)
Comprising P' shaped bath with shower over and screen, wash hand basin and low level WC set into vanity style unit with under and side storage, and heated towel rail.

Bedroom One - 17' 2" x 8' 8" (5.23m x 2.64m)
With a range of bedroom furniture including dressing table, drawers and wardrobe.

En-Suite WC - With low level WC, wash hand basin and additional wardrobe space and shelving.

Bedroom Two - 13' 7" x 9' 1" (4.14m x 2.77m)

Additional Information - The property benefits from well-maintained communal gardens, laundry room, communal lunge and guest facilities.

Service/Maintenance Charge: £3,367 PA

Ground Rent: £885 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.







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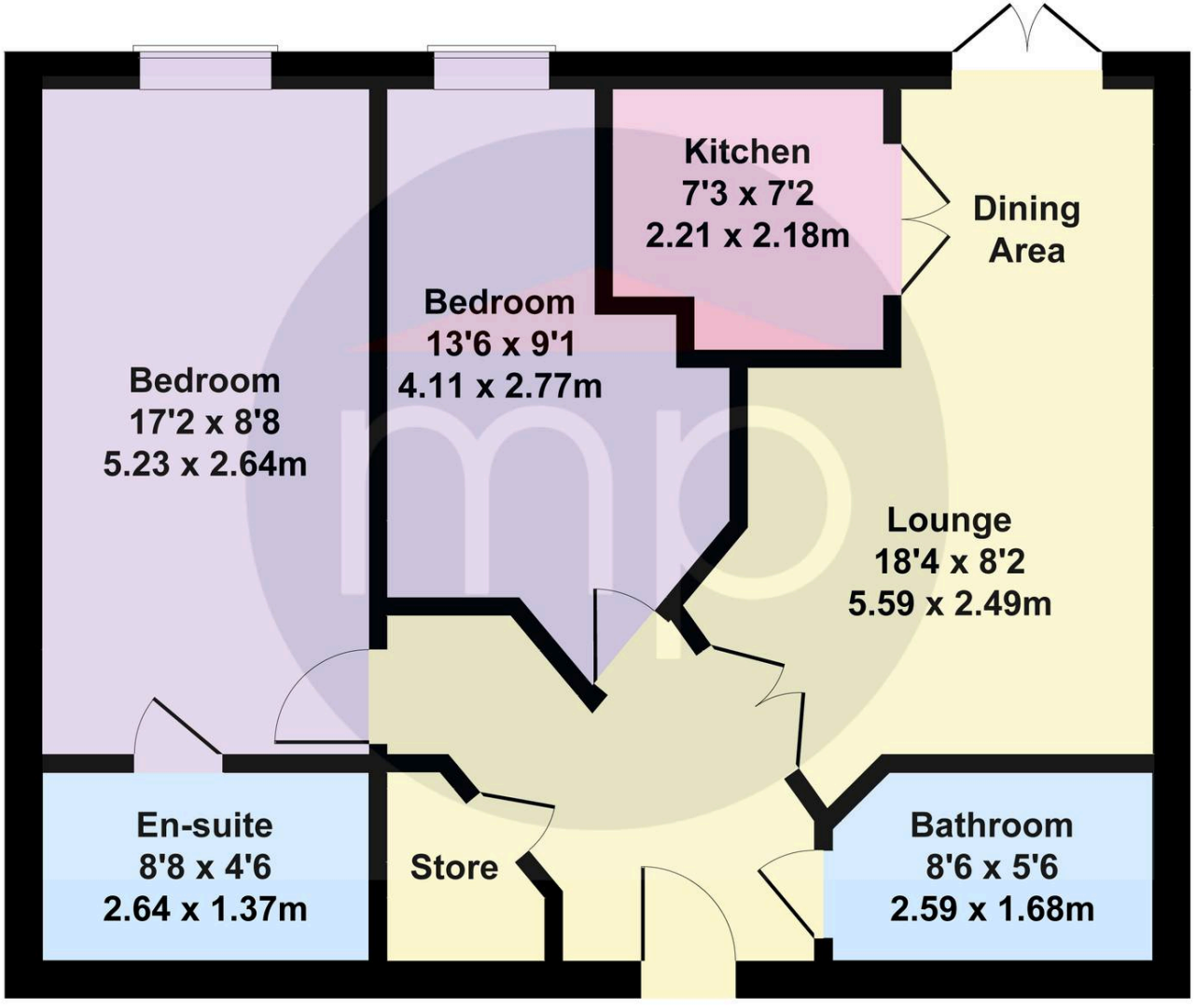
Roseberry Mews

Approximate Gross Internal Area
683 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2023
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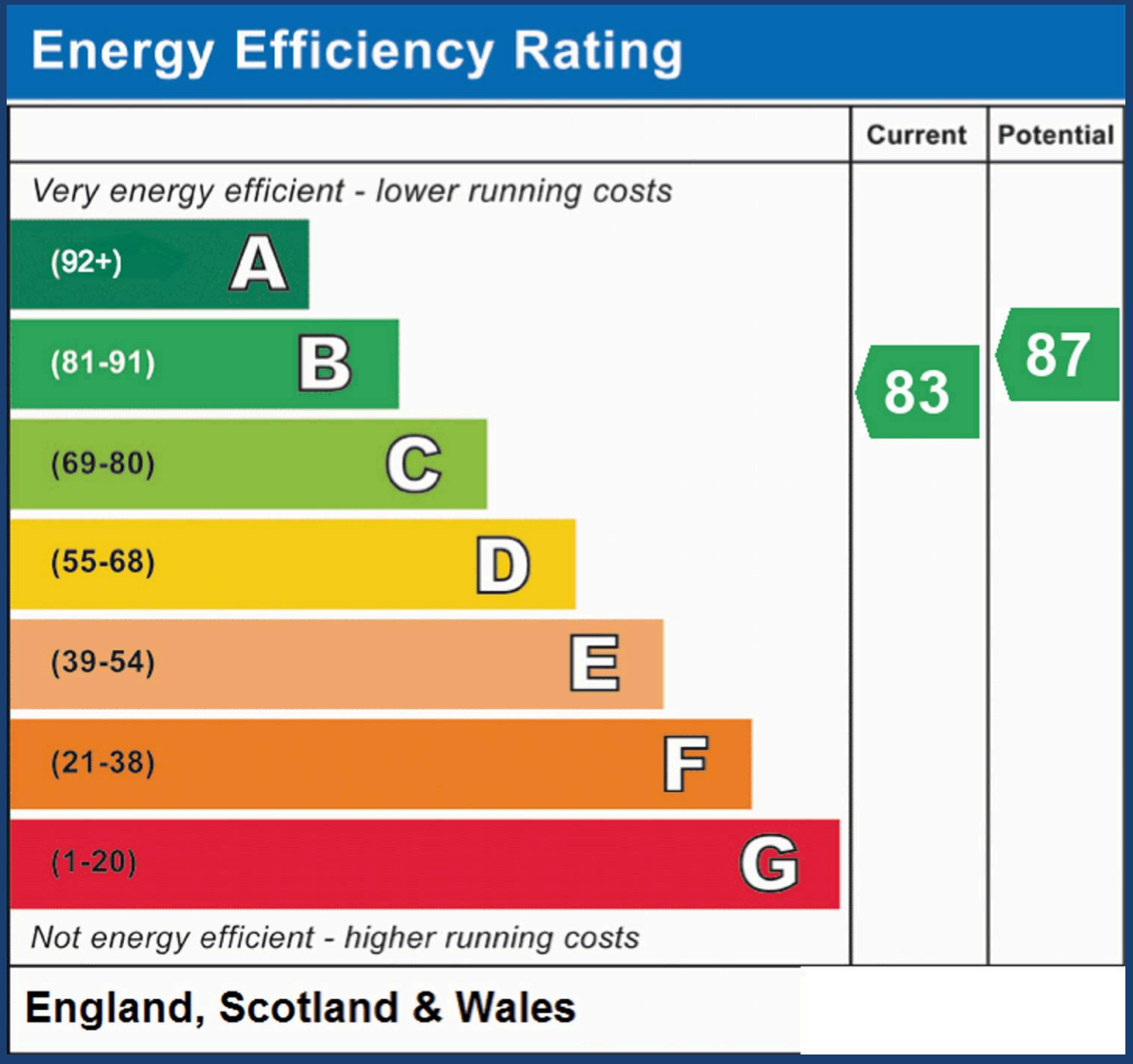

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