

CONSTANTINE COURT, MIDDLESBROUGH, TS1 3GA



- ▲ Enjoying Views Looking Across Albert Park & The Cenotaph
- ▲ A Great Example of a Comfortable, Well Looked After McCarthy & Stone Built Retirement Apartment
- ▲ South Facing Balcony

- ▲ Walking Distance to Linthorpe Village & on a Major Bus Route
- ▲ Nicely Positioned on The Second Floor
- ▲ Available to Persons Aged 55 & Over
- ▲ Security Intercom System
- ▲ First Come First Serve Residents Parking

£45,000

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Ideal for anyone looking for a social and secure over 55s retirement flat. With great views out of the second floor balcony and plenty of other occupants in the development, you're sure to make friends.

Just a stone's throw from Linthorpe Village you've got an abundance of shops, pubs, restaurants and more. It's located on a major bus route providing you with access to the majority of Teesside.

Constantine Court is a particularly well managed and cared for development of retirement apartments available to persons aged 55 and over. It has a comfortable residents lounge where social activities take place. There are walks around Albert Park which is on your doorstep.

There's access to the upper floors via either a staircase or lift, an onsite house manager, security intercom system, communal laundry, resident's car park and communal gardens which are lovely in the sunny summer months.

The apartment comprises a private entrance hall with a deep storage cupboard, lounge/dining room, kitchen, balcony, one double bedroom with built-in wardrobe with sliding doors, and finally a shower room with a three piece suite.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

SECOND FLOOR

PRIVATE ENTRANCE HALL - With storage cupboard.

LOUNGE - 5.8m x 2.2m (19' x 7'3")

With electric flame effect fire, electric radiator and French doors open to the balcony.

KITCHEN - 2.3m x 2.2m (7'7" x 7'3")

With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob with extractor fan, stainless steel sink, splashback tiles, space for under counter fridge and space for under counter freezer.

BEDROOM ONE - 5.9m x 2.7m (19'4" x 8'10")

With electric radiator and fitted wardrobe with sliding door.

SHOWER ROOM - Comprising close coupled WC, vanity wash hand basin with mixer tap, walk-in shower, extractor fan, tiled walls and towel rail.

TO VIEW: Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

PARKING & COMMUNAL GARDENS - Externally there is resident parking on a first come first serve basis and there are communal gardens.

AGENTS REF: - TM/LS/MID250410/25072025

Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Middlesbrough office on

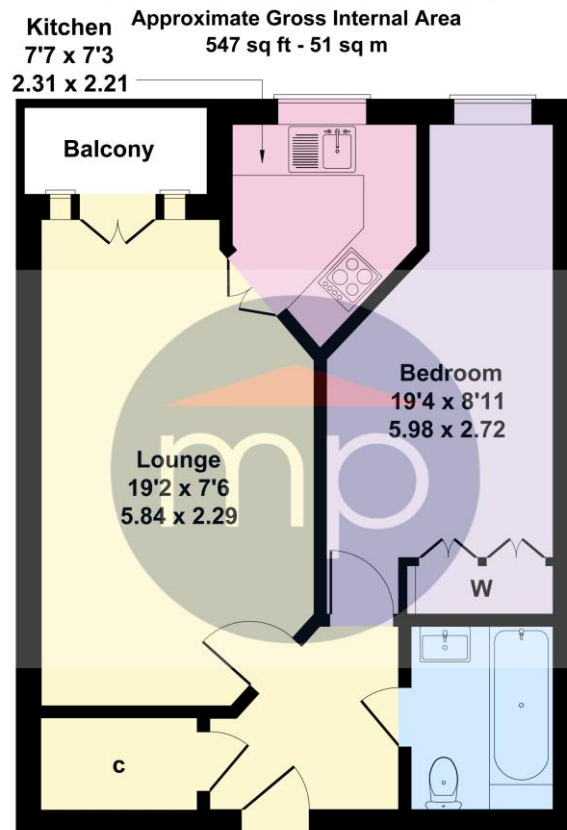
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36 Constantine Court



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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