

**MARTON DALE COURT, DIXONS BANK, MARTON,
MIDDLESBROUGH, TS7 8NU**



- ▲ A One Bedroom Top Floor Retirement Apartment
- ▲ No Forward Chain
- ▲ Lift Access
- ▲ Spacious Lounge Diner
- ▲ Double Bedroom with Fitted Wardrobes
- ▲ On-Site Development Manager
- ▲ Guest Suite
- ▲ 24 Hour Emergency Call System
- ▲ Intercom Security Entry System
- ▲ Access to Communal Lounge & Communal Gardens
- ▲ Conveniently Located Offering Easy Access to Local Amenities

Offers Over £52,000

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A one bedroom top floor retirement apartment conveniently located offering easy access to local amenities and offered for sale with no forward chain. Features include a spacious lounge diner, fitted kitchen and double bedroom with fitted wardrobes. There is also an on-site development manager, guest suite, 24 hour emergency call system and security intercom entry system. Please call our Nunthorpe Office to arrange your viewing today.

GROUND FLOOR

ENTRANCE

Via security intercom entry system with lift access to the first and second floor.

ACCOMMODATION

ENTRANCE HALL

With large storage cupboard.

BATHROOM - 1.68m x 2.08m (5'6" x 6'10")

Comprising bath with shower over and screen, low level WC and wash hand basin.

BEDROOM - 5.23m x 2.36m (17'2" x 7'9")

With built-in wardrobe.

LOUNGE DINER - 7.16m x 3m (max) (23'6" x 9'10" (max))

Feature fire surround with inset fire and double doors open to the kitchen.

KITCHEN

A range of fitted wall and floor units, complementary work surfaces, electric oven, electric hob, space for fridge and freezer, and tiled splashbacks.

EXTERNALLY

GARDENS & PARKING

Externally there are well maintained communal gardens along with resident parking.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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MARTON DALE COURT, TS7 8NU



Marton Dale Court is conveniently located offering easy access to local shops.

ADDITIONAL FEATURES:

Additional features include an on-site development manager, resident lounge, guest suite, 24 hour emergency call system, lift access to all floors and a laundry room.

AGENTS NOTE:

Ground Rent: £626 PA

Service Charge: £3,979 PA

AGENTS REF: - DP/LS/ING250298/20082025

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**





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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