

## ROCKINGHAM COURT, ACKLAM, MIDDLESBROUGH, TS5 7BN



- ▲ Chain Free Sale!
- ▲ Two Bedroom Ground Floor Flat in A Popular, Well Managed Development
- ▲ Modern Taylor Wimpey Build
- ▲ Long Remaining Leasehold Is an Ideal Purchase
- ▲ Gas Central Heating with A Combi Boiler
- ▲ Security Intercom System
- ▲ Bathroom with Modern Suite
- ▲ Private Resident's Car Parking & Ample Visitors Parking Spaces
- ▲ Modern Kitchen

**£89,950**

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A 'Ready to Go' property in a popular, well managed development, located in ever popular Acklam, this modern Taylor Wimpey two bedroom ground floor apartment with long remaining leasehold is an ideal purchase.

It's an easy, chain free sale and notable features include gas central heating with a combi boiler, and security intercom system, modern kitchen, stylish bathroom, UPVC double glazing, private resident's car parking and ample visitors parking spaces.

Comprising communal reception hall, private entrance hall, open plan living, with lounge and kitchen breakfast room, two double bedrooms and bathroom with modern suite.

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

With radiator and storage cupboard.

**LOUNGE/DINER - 5.87m (19'3") reducing to 3.5m (11'6") x 2.18m (7'2") increasing to 3.38m (11'1")**  
With two radiators.

**KITCHEN - 3.07m x 2.16m (10'1" x 7'1")**  
With cream wall, drawer and floor units, roll edged worktop, electric oven, four ring gas hob with a stainless-steel extractor fan, 1.5 stainless steel sink unit, space for a washer and space for a fridge/freezer, white splashback tiles, and spotlights in ceiling.

**BEDROOM 1 - 3.89m x 2.87m (12'9" x 9'5")**  
With radiator.

**BEDROOM 2 - 2.51m x 2.8m (8'3" x 9'2")**  
With radiator.

**BATHROOM - 2.13m x 1.9m (7' x 6'3")**  
With a modern three-piece suite comprising, close coupled toilet, pedestal wash basin, bath, white tiled walls, tiled floor, radiator and extractor fan.

**TO VIEW:** Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

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**EXTERNALLY**

There is a single designated parking space for the apartment and ample visitors parking.

**LEASEHOLD** - 150 years from 01/01/2003

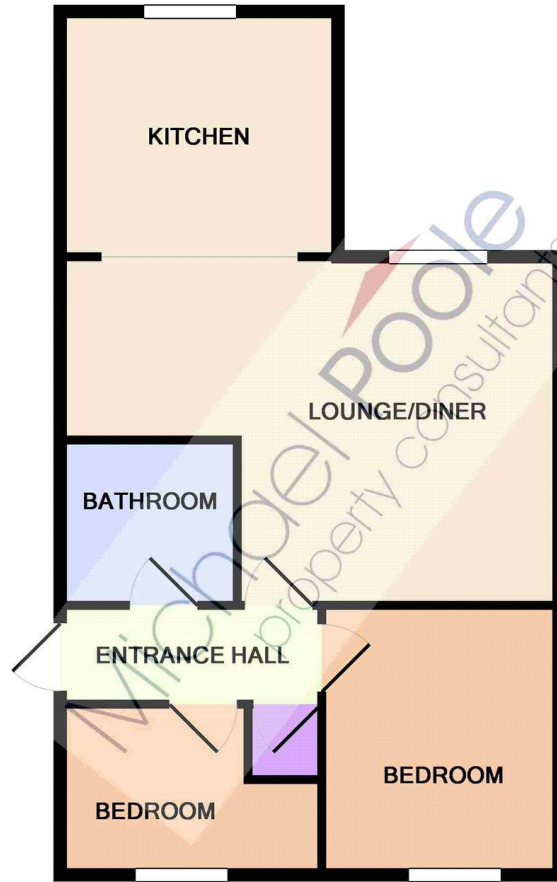
**SERVICE CHARGES** - £880 per annum

**GROUND RENT** - £151.43 per annum

**AGENTS REF:** - TM/GD/MID23041809082023

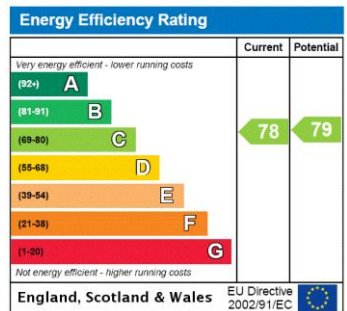
**Council Tax Band:** C      **Tenure:** Leasehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**



Plans are not to scale and should not be relied upon for measurements. © Michael Poole  
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