

CONSTANTINE COURT, MIDDLESBROUGH, TS1 3GA



- ▲ Well Looked After First Floor Retirement Apartment with One Double Bedroom
- ▲ Lounge/Diner with Kitchen
- ▲ Really Well Managed & Carefully Maintained Development
- ▲ Comfortable Residents Lounge, On-Site House Manager, Security Intercom System & Guest Bedrooms

- ▲ 24/7 Emergency Pull Cord System Installed in All Flats
- ▲ Nice Views Up & Down Linthorpe Road
- ▲ On a Great Bus Route & A Few Moments Away from Albert Park

£40,000

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This is a lovely example of a comfortable, well looked after McCarthy & Stone built retirement apartment that's nicely positioned on the first floor looking across Linthorpe Road towards Ayresome Gardens Park.

Constantine Court is a particularly well managed and cared for development of retirement apartments available to persons aged 60 and over. It has a comfortable residents lounge, staircase, and lifts to all floors, on site house manager, security intercom system, communal laundry, guest bedrooms, resident's car park and communal gardens.

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

GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

COMMUNAL HALLWAY

PRIVATE ENTRANCE HALL - With storage cupboard.

LOUNGE/DINER - 4.1m (13'5") reducing to 3.1m (10'2") x 6.1m (20')
With electric radiator and electric flame effect fire.

KITCHEN - 1.7m x 2.2m (5'7" 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 unit, space for under counter fridge and freezer, space for washing machine and splashback tiles.

BEDROOM ONE - 4.1m x 2.7m (13'5" x 8'10")
With electric radiator and fitted wardrobe with sliding doors.

BATHROOM - 2m x 1.6m (6'7" x 5'3")
With white three-piece suite comprising close coupled WC, pedestal wash hand basin, bath and splashback tiles.

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

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EXTERNALLY

COMMUNAL GARDENS & RESIDENT PARKING

AGENTS NOTE: - Service Charge: £1,553 PA
Ground Rent: £395 PA

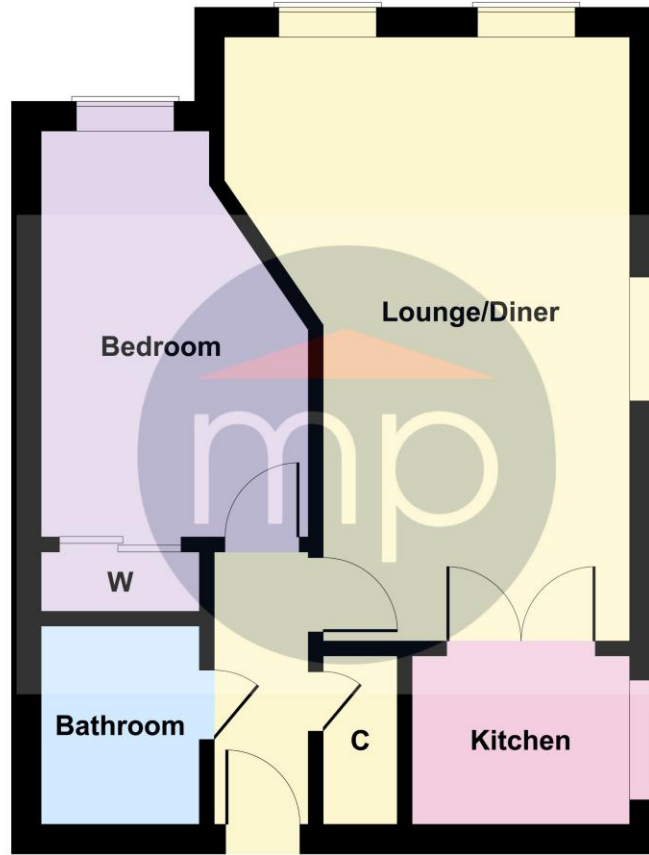
AGENTS REF: - TM/LS/MID240748/05112024

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

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



27 Constantine Court



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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