

CONSTANTINE COURT, MIDDLESBROUGH, TS1 3GA



- ▲ Ground Floor Retirement Apartment with One Double Bedroom
- ▲ 19ft Lounge/Diner with French Doors onto a Private Balcony Overlooking Linthorpe Road
- ▲ 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
- ▲ On a Great Bus Route & A Few Moments Away from Albert Park

£38,000

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This is a lovely example of a comfortable, well looked after McCarthy & Stone built retirement apartment that is nicely positioned on the ground floor and has a door opening to the communal gardens 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 with a door leading to a small communal garden, kitchen, one double bedroom with built in wardrobe and bathroom with a three piece suite and shower.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

With storage cupboard.

LOUNGE/DINER - 3.2m x 6.9m (10'6" x 22'8")

With electric radiator, wall mounted electric flame effect fire and UPVC door to communal garden.

KITCHEN - 2.3m x 2.7m (7'7" x 8'10")

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob, stainless steel sink and space for under counter fridge and freezer.

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

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BEDROOM ONE - 2.8m x 5.8m (9'2" x 19')

With electric radiator and fitted wardrobe with sliding doors.

BATHROOM - 1.8m x 2m (5'11" x 6'7")

Comprising close coupled WC, vanity wash hand basin, bath and tiled walls.

EXTERNALLY

Externally there is a communal garden.

AGENTS REF: - TM/LS/MID250422/15082025

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

TO VIEW: Contact our Middlesbrough office on

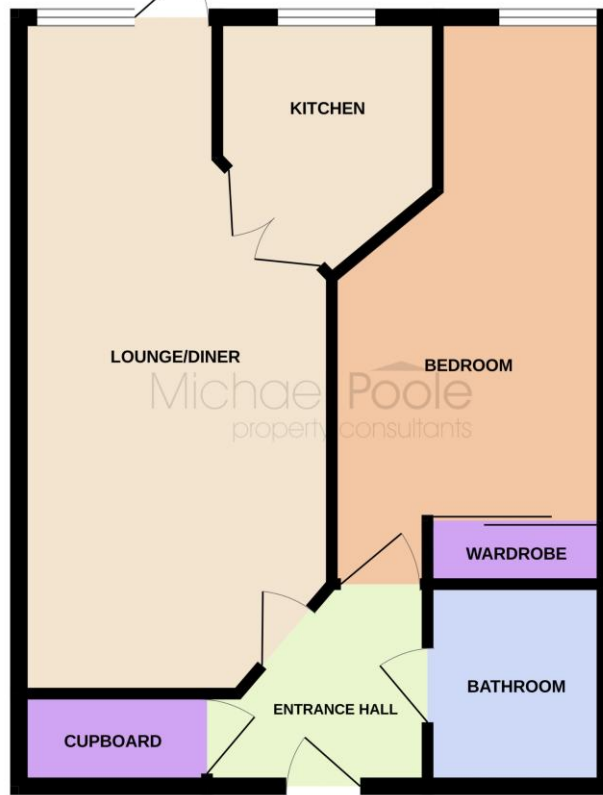
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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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