

**THE OLD COLLEGE, ROMAN ROAD, LINTHORPE,
MIDDLESBROUGH, TS5 5PQ**



- ▲ Chain Free Sale & Vacant Possession
- ▲ Set on The Ground Floor of a Historic Building in The Leafy Suburb of Linthorpe
- ▲ Available for 55's & Over Only
- ▲ Larger Than Usual Two-Bedroom Retirement Apartment on The First Floor of The Turn of the Century Former Kirby College
- ▲ Two Bedrooms Both with Fitted Wardrobes & Master En-Suite

- ▲ Spacious & Light Flat with Large Living Room/ Kitchen/Diner with Built-In Oven, Hob, Fridge & Dishwasher
- ▲ Security Intercom System
- ▲ Designated Parking Space & Ample Visitors Parking
- ▲ Gas Central Heating with a Quality Baxi Combi Boiler
- ▲ Also Benefits from Use of Separate Storage Allocated Storage Unit Elsewhere in the Building

£115,000

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No amount of expense was spared when each of these super-lovely retirement apartments were created in 2010. This stylish two-bedroom example is on the ground floor of the visually stunning and extremely well managed former Kirby College development, and it comes with a long lease, beautifully kept communal spaces, both inside and out, security intercom system, residents and visitor's car parking spaces. It is a simple chain free sale and features central heating with a combi boiler as well as lovely large timber framed windows.

Location wise, this has such a lot going for it. Walk to Roman Road shops in under five minutes and Linthorpe Village shops, pubs and restaurants in around fifteen. There is a reliable and regular bus service directly outside taking you into Middlesbrough centre.

Very briefly, the accommodation comprises communal entrance hall, private entrance hall, lounge, a well-equipped kitchen/lounge/diner with good looking modern units and built in appliances, two bedrooms, master having an en-suite and bathroom with a white three piece suite.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

With radiator.

KITCHEN/DINER - 6.8m x 3.4m (22'4" x 11'2")

With cream shaker design wall, drawer, and floor units, woodgrain effect roll edge worktop, electric oven, four ring electric hob, one and a half bowl sink unit, integrated under counter fridge and under counter freezer, integrated dishwasher, space for washing machine, splashback tiles, radiator and breakfast bar.

BEDROOM ONE - 4.9m x 3.2m (16'1" x 10'6")

With radiator, storage cupboard and door to the communal garden.

EN-SUITE - 2.1m x 1.3m (6'11" x 4'3")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, double shower cubicle, chrome towel radiator, tiled wall and extractor fan.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM TWO - 3.8m x 3.4m (12'6" x 11'2")

With radiator and two storage cupboards.

BATHROOM - 2.5m x 2.1m (8'2" x 6'11")

Comprising close coupled WC, vanity wash hand basin with mixer tap, bath, corner shower, tiled walls, chrome towel radiator and extractor fan.

EXTERNALLY

PARKING

Resident's parking and ample visitor parking.

COMMUNAL GARDENS

AGENTS NOTE:

Service Charge: £1,235 PA

Ground Rent: £300 PA

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AGENTS REF: - TM/LS/MID260320/17062026

Council Tax Band: D

Tenure: Leasehold

TO VIEW: Contact our Middlesbrough office on

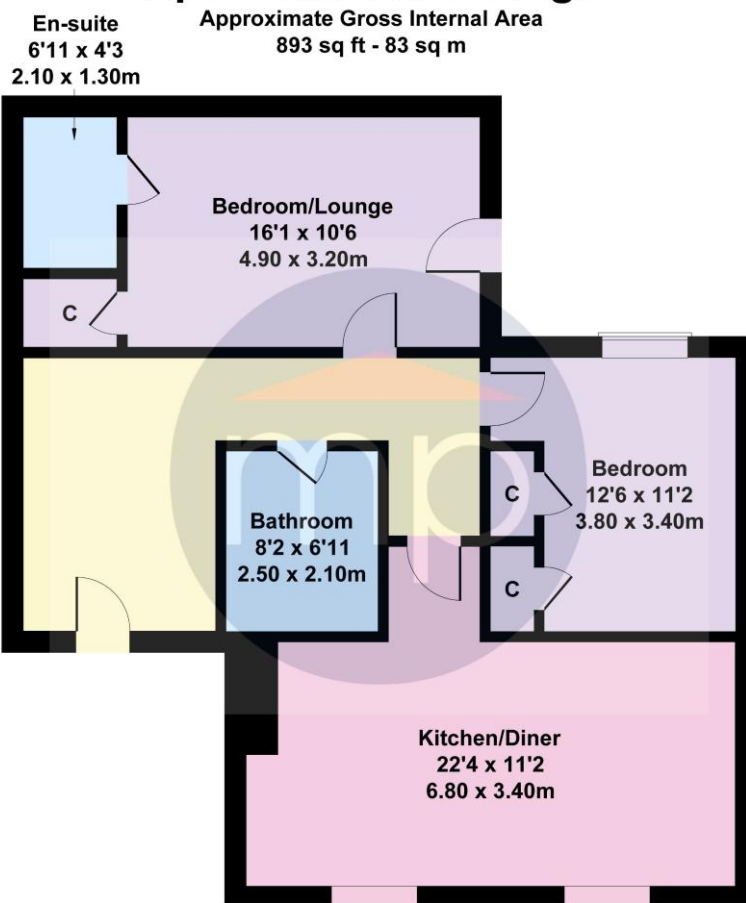
Tel: **01642 254222**



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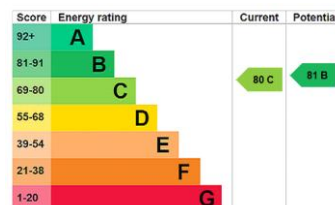


Apt 7 The Old College



Not to Scale. Produced by The Plan Portal 2026
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