

AVENUE COURT, THE AVENUE, NUNTHORPE, MIDDLESBROUGH, TS7 0AS



- ▲ Modern Ground Floor One Bedroom Apartment
- ▲ Popular & Convenient Residential Location
- ▲ Bright Open-Plan Kitchen & Living Room
- ▲ Contemporary Fitted Kitchen
- ▲ Spacious Double Bedroom
- ▲ Modern Family Bathroom
- ▲ Allocated Parking Space
- ▲ Excellent Transport Links
- ▲ Close to Local Amenities & Everyday Facilities
- ▲ Offered For Sale with No Forward Chain

Offers Over £85,000

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A modern ground floor apartment, ideally positioned within this popular residential location and offering stylish, low-maintenance living.

Perfect for first-time buyers, professionals or investors, the property features a bright and welcoming open-plan kitchen and living space, creating an excellent area for both relaxing and entertaining. The contemporary kitchen is complemented by a modern bathroom and a well-proportioned double bedroom.

Externally, the property benefits from allocated parking, while its convenient location provides excellent access to local amenities, everyday facilities and transport links.

Offered for sale with NO FORWARD CHAIN, this is an excellent opportunity to acquire a modern apartment in a sought-after and convenient setting.

AGENTS NOTE: -

Lease Expires: 01/01/2156

Ground Rent: £175 PA

Service/Maintenance Charge: £846.17 PA

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

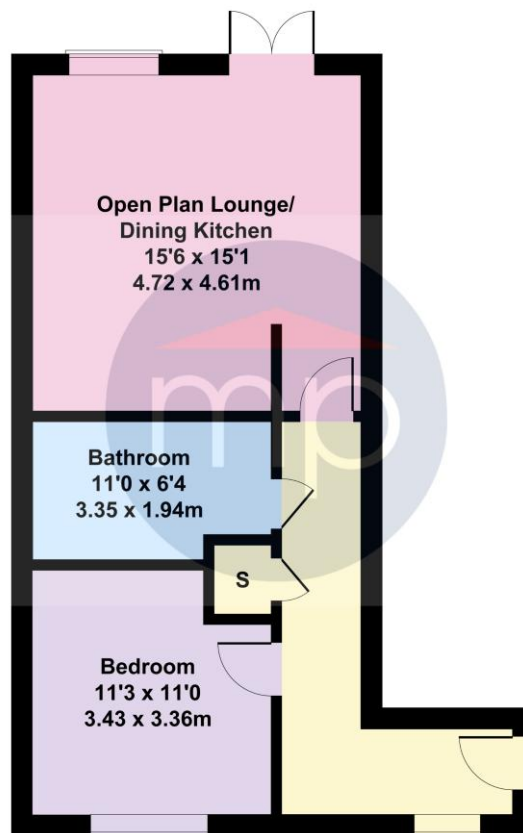
TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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Avenue Court

Approximate Gross Internal Area
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS