

**ROSEBERRY MEWS, GUISBOROUGH ROAD,
NUNTHORPE, MIDDLESBROUGH, TS7 0PP**



- ▲ A One Bedroom First Floor Retirement Apartment with Lift Access
- ▲ No Forward Chain
- ▲ Conveniently Located Offering Easy Access to Local Amenities & Transport Links
- ▲ Modern Fitted Kitchen with Integrated Appliances
- ▲ Wet Room

- ▲ Open Plan Lounge Diner with Juliet Balcony
- ▲ Double Bedroom with Built-In Wardrobe & Bedroom Furniture
- ▲ Security Intercom System
- ▲ Communal Lounge Areas, Laundry Room, Guest Facilities & Gardens

£67,500

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



35 Roseberry Mews is a one bedroom first floor retirement apartment offered for sale with no forward chain and is located on the popular Roseberry Mews Development, conveniently located offering easy access to local amenities and transport links. Within the development there are communal areas, laundry room, guest suites, communal gardens and there is a security intercom entry system. Briefly the accommodation comprises a spacious entrance hall with large storage cupboard, modern wet room, one double bedroom with built-in wardrobe and bedroom furniture, open plan lounge diner with Juliet balcony and a modern fitted kitchen with integrated appliances.

ACCOMMODATION

ENTRANCE HALL

With oak flooring.

WET ROOM - 2.64m x 1.7m (8'8" x 5'7")

Modern suite comprising walk-in shower enclosure, low level WC, vanity wash hand basin, built-in storage and electric heated towel rail.

LOUNGE DINER - 5.6m (18'4") (max) x 3.45m (11'4") (max)

With Juliet balcony overlooking Nunthorpe Shops, oak flooring and double doors to the kitchen.

KITCHEN - 2.3m x 2.3m (7'7" x 7'7")

With a modern range of fitted wall and floor units, integrated appliances including a dishwasher, electric oven, electric hob, microwave, fridge and freezer, tiled splashbacks and electric opening window.

BEDROOM - 5.64m (max) x 2.77m (18'6" (max) x 9'1")

With oak flooring, fitted wardrobes and additional bedroom furniture including a dressing table and drawers.

ADDITIONAL INFORMATION

The property is entered via a security intercom system and has the benefit of access to communal lounge areas, laundry room, gardens and guest facilities.

AGENTS NOTE:

Service Charge - £2,181.00 Per Annum
 Ground Rent - £618.00 Per Annum
 Lease - 125 Years from 2008

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



ROSEBERRY MEWS, TS7 0PP



SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DP/LS/NUN240510/16012025

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

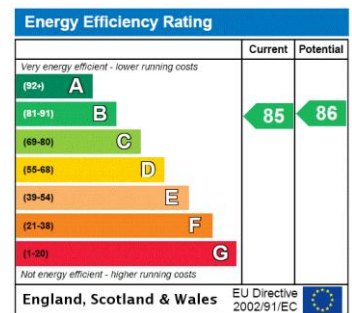
TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**





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