

# MARTON DALE COURT, DIXONS BANK, MARTON, MIDDLESBROUGH, TS7 8NU



- ▲ Offered For Sale with No Forward Chain
- ▲ A One Bedroom Top Floor Apartment with Lift Access
- ▲ Offering Well Presented Accommodation
- ▲ Modern Fitted Kitchen
- ▲ Spacious Lounge Diner
- ▲ Generous Size Master Bedroom
- ▲ Modern Shower Room
- ▲ Large Storage Cupboard

- ▲ Access to Communal Gardens
- ▲ Residents Lounge
- ▲ On Site Development Manager
- ▲ Guest Suite
- ▲ 24 Hour Emergency Call System
- ▲ Intercom Security Entry System
- ▲ Laundry Room
- ▲ Available to Over 60's
- ▲ Electric Storage Heaters

**Offers Over £60,000**

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A one bedroom top floor retirement apartment located in within this popular development off Stokesley Road in Marton and offering easy access to local amenities. This particular apartment offers well planned and modern accommodation including a modern fitted kitchen, spacious lounge diner, generous size master bedroom, modern shower room, large storage cupboard and use of the communal, well maintained gardens. Available to the over 60's, please call our Nunthorpe office for further details or to arrange your viewing appointment.

#### **ENTRANCE**

Via intercom security entry system and lift to first and second floor.

#### **ACCOMMODATION**

##### **ENTRANCE HALL**

With large storage cupboard.

##### **SHOWER ROOM - 1.68m x 2.08m (5'6" x 6'10")**

Modern suite comprising double shower cubicle, vanity wash hand basin, low level WC and built-in storage.

##### **BEDROOM - 5.24m x 2.37m (17'2" x 7'9")**

With built-in wardrobe.

##### **LOUNGE DINER - 7.17m x 3m (max) (23'6" x 9'10" (max))**

With feature fire surround and electric fire.

##### **KITCHEN - 2.32m x tbc (7'7" x tbc)**

With French doors and a modern range of fitted wall and floor units, complementing work surfaces, electric oven and electric hob with extractor over.

##### **EXTERNALLY**

There are well maintained communal gardens available for residents to enjoy along with residents parking.

**TO VIEW:** Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**AGENTS NOTE:**

Additional features include an onsite development manager, residents lounge, guest suite, 24 hour emergency call system, lift access to all floors and a laundry room.

Ground Rent: £626.28 annually

Service Charge: £3483.32 annually

**AGENTS REF:** - DP/LS/NUN250224/15042025

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

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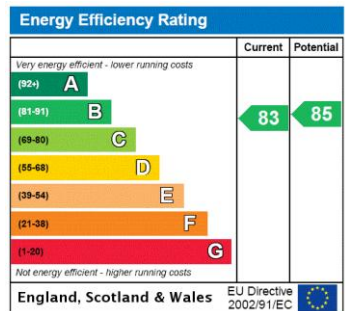


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