

ROSEBERRY MEWS, NUNTHORPE, MIDDLESBROUGH, TS7 0PP



- ▲ A One Bedroom Ground Floor Retirement Apartment
- ▲ No Forward Chain
- ▲ Popular Location Close to Local Amenities & Transport Links
- ▲ Smart Fitted Kitchen with Integrated Appliances

- ▲ Spacious Bedroom with Built-In Bedroom Furniture Including Dressing Table, Wardrobe & Drawers
- ▲ Smart Bathroom with P' Shaped Bath & Shower Over
- ▲ Lounge Diner with French Doors
- ▲ Security Intercom Entry System
- ▲ Communal Lounge, Laundry Room & Gardens

£60,000

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Offered for sale with no forward chain, a one bedroom ground floor retirement apartment offering easy access to local amenities and transport links.

GROUND FLOOR

ENTRANCE HALL

With large storage cupboard.

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

Comprising P' shaped bath with shower over and screen, low level WC and wash hand basin set in vanity style unit with additional storage.

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

With French doors to the rear elevation and double doors to the kitchen.

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

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

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

With fitted bedroom furniture including dressing table, drawers and built-in wardrobe.

ADDITIONAL INFORMATION

The property is accessed via a security intercom entry system and has the benefits of communal facilities including a communal lounge, laundry room, guest facilities and well maintained gardens.

Ground Rent: TBC

Service/Maintenance Charge: £1,944.86 Half Yearly

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

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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.

AGENTS REF: - DP/LS/NUN250752/05082026

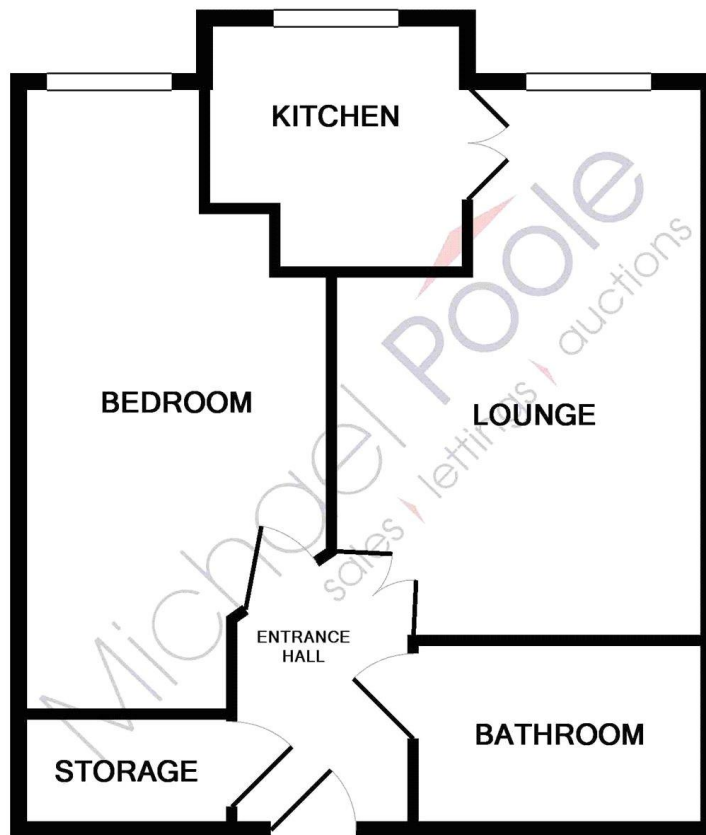
Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Nunthorpe office on
Tel: 01642 955625



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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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