

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: £1,522 per annum

Service/Maintenance Charge: £2,244 per annum

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

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BUYERS IDENTIFICATION CHECK(S)

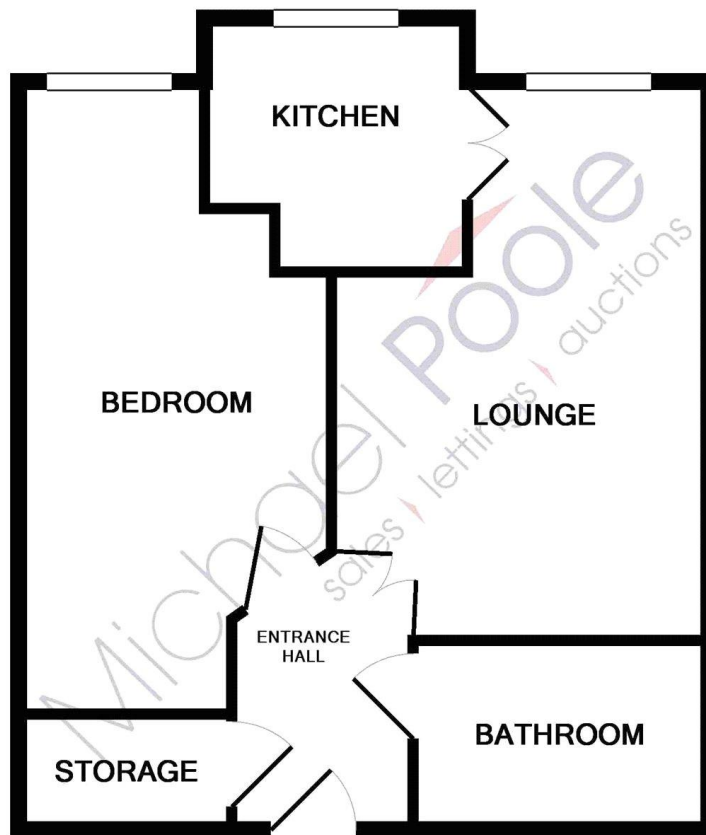
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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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