

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



- ▲ A One Bedroom Ground Floor Retirement Apartment
- ▲ Popular Location Close to Local Amenities & Transport Links
- ▲ Modern Fitted Kitchen with Integrated Appliances
- ▲ Double Bedroom with Built-In Wardrobe & Bedroom Furniture
- ▲ Modern Bathroom
- ▲ Living Room/Diner with French Doors
- ▲ Large Storage Cupboard in Entrance Hall
- ▲ Security Intercom Entry System
- ▲ Communal Lounge, Laundry Room & Gardens
- ▲ No Forward Chain

£65,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



15 Roseberry Mews is a one bedroom ground floor retirement apartment offered for sale with no forward chain. Internally the accommodation briefly comprises a spacious entrance hall with large storage cupboard, bathroom, double bedroom with built-in wardrobe and bedroom furniture, lounge/diner and fitted kitchen with integrated appliances. Additional features include security intercom entry system, communal lounge and laundry room, guest bedroom facilities and well maintained communal gardens. Offered for sale with no forward chain and viewing appointment is strictly through our Nunthorpe Office.

LOUNGE DINER - 5.6m (18'4") (max) x 4.3m (14'1") (max)
With French doors to the rear elevation and access to the kitchen.

KITCHEN - 2.3m x 2.3m (7'7" x 7'7")
With a modern range of fitted wall and floor units and integrated appliances including a dishwasher, electric hob, electric oven, microwave, fridge, and freezer. Tiled splashback and electric opening window.

BEDROOM - 5.64m (max) x 2.77m (18'6" (max) x 9'1")
With bedroom furniture and fitted wardrobes.

GROUND FLOOR

ENTRANCE HALL

With large storage cupboard.

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

Modern suite comprising bath with shower over and screen, low level WC, wash hand basin in vanity style unit, additional storage, and tiled walls.

ADDITIONAL INFORMATION

The property is entered via a security intercom system and has the benefit of communal facilities including a living area, laundry room, guest facilities and well maintained communal gardens.

AGENTS NOTE:

Ground Rent: £1,523 PA

Service/Maintenance Charge: £2,181 PA

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



ROSEBERRY MEWS, TS7 0PP

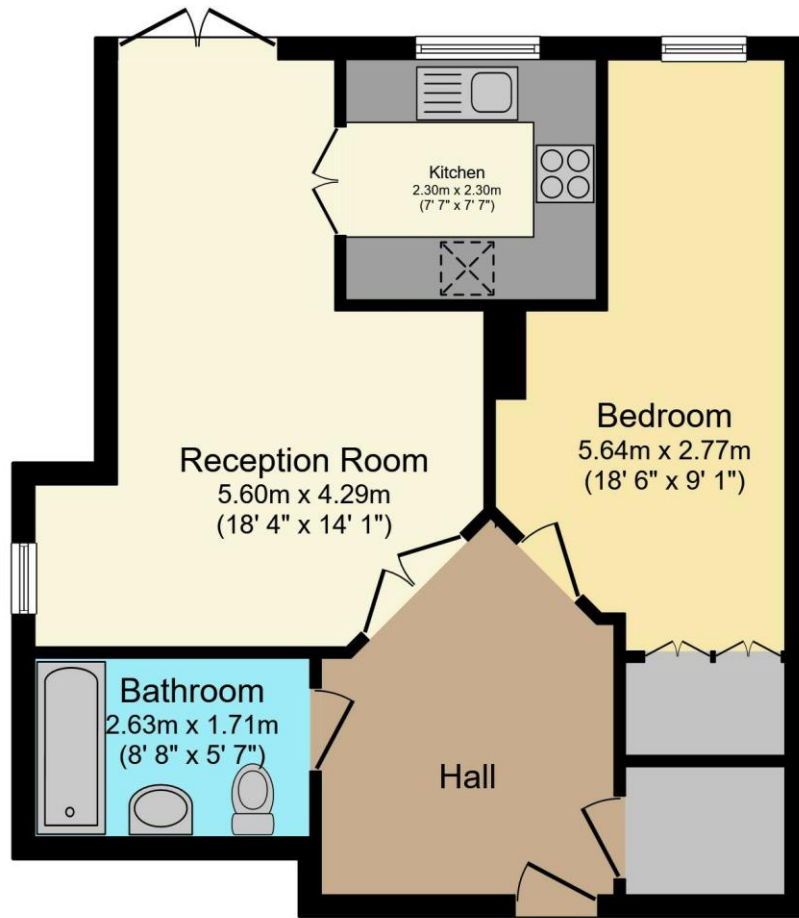


BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use 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/NUN230365/21122023

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

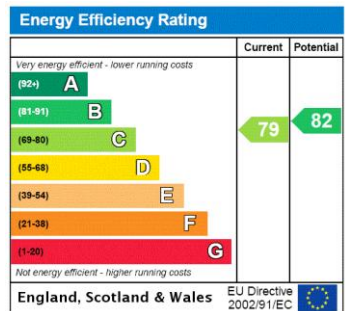
TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**



Total floor area 52.3 sq.m. (563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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