

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



- ▲ A One Bedroom Top Floor Retirement Apartment with Lift Access
- ▲ No Forward Chain
- ▲ Popular Location with Local Amenities & Transport Links
- ▲ Modern Fitted Kitchen with Integrated Appliances

- ▲ Double Bedroom with Built-In Wardrobes & Drawers
- ▲ Modern Shower Room
- ▲ Lounge Diner with Juliet Balcony
- ▲ Security Intercom Entry System
- ▲ Communal Lounge, Laundry Room & Gardens

£65,000

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A one bedroom top floor retirement apartment with lift access and located within this popular area of Nunthorpe offering easy access to local amenities and transport links.

ACCOMMODATION

ENTRANCE HALL

With large storage cupboard.

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

Suite comprising double shower enclosure, low level WC and wash hand basin set in vanity and storage style unit.

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

With Juliet balcony and double doors giving access to the kitchen.

KITCHEN

With a range of fitted wall and floor units, integrated appliances include 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 fitted wardrobes and additional bedroom furniture including dressing table and drawers.

AGENTS NOTE:

Ground Rent: £380 half yearly

Service/Maintenance Charge: £1,938 half yearly

ADDITIONAL INFORMATION

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

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.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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AGENTS REF: - DP/LS/NUN260391/19062026

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.



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