

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



- ▲ A One Bedroom Second Floor Retirement Apartment with Lift Access
- ▲ No Chain
- ▲ Popular Location Offering Easy Access to Local Amenities & Transport Links
- ▲ Smart Fitted Kitchen with Integrated Appliances
- ▲ Shower Room with Double Shower Cubicle
- ▲ Bedroom with Built-In Bedroom Furniture Including Drawers, Dressing Table & Wardrobes
- ▲ Lounge with Juliet Balcony
- ▲ Communal Facilities Include Gardens, Laundry Room & Communal Lounge
- ▲ Intercom Entry System

Offers Over £50,000

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Offered for sale with no chain, a one bedroom top floor retirement apartment located within this popular area of Nunthorpe offering easy access to local amenities and transport links.

The property has the benefit of communal facilities including a laundry room, communal lounge, gardens, guest facilities and on site manager.

Service Charge: 1,944.00 PA

Ground Rent: 760.00 PA

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With intercom security entry system.

SECOND FLOOR

APARTMENT

ENTRANCE HALL

With large storage cupboard.

SHOWER ROOM - 2.29m x 1.70m (7'6" x 5'7")

With double shower cubicle, low level WC, wash hand basin with vanity storage and additional storage.

BEDROOM - 5.02m x 2.85m (16'6" x 9'4")

With built-in wardrobes, drawers and dressing table.

LOUNGE - 4.47m x 3.96m (max) (14'8" x 13' (max))

With double access doors to kitchen and Juliet balcony to the side elevation.

KITCHEN - 2.21m x 2.34m (7'3" x 7'8")

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

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/NUN260434/07082026

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

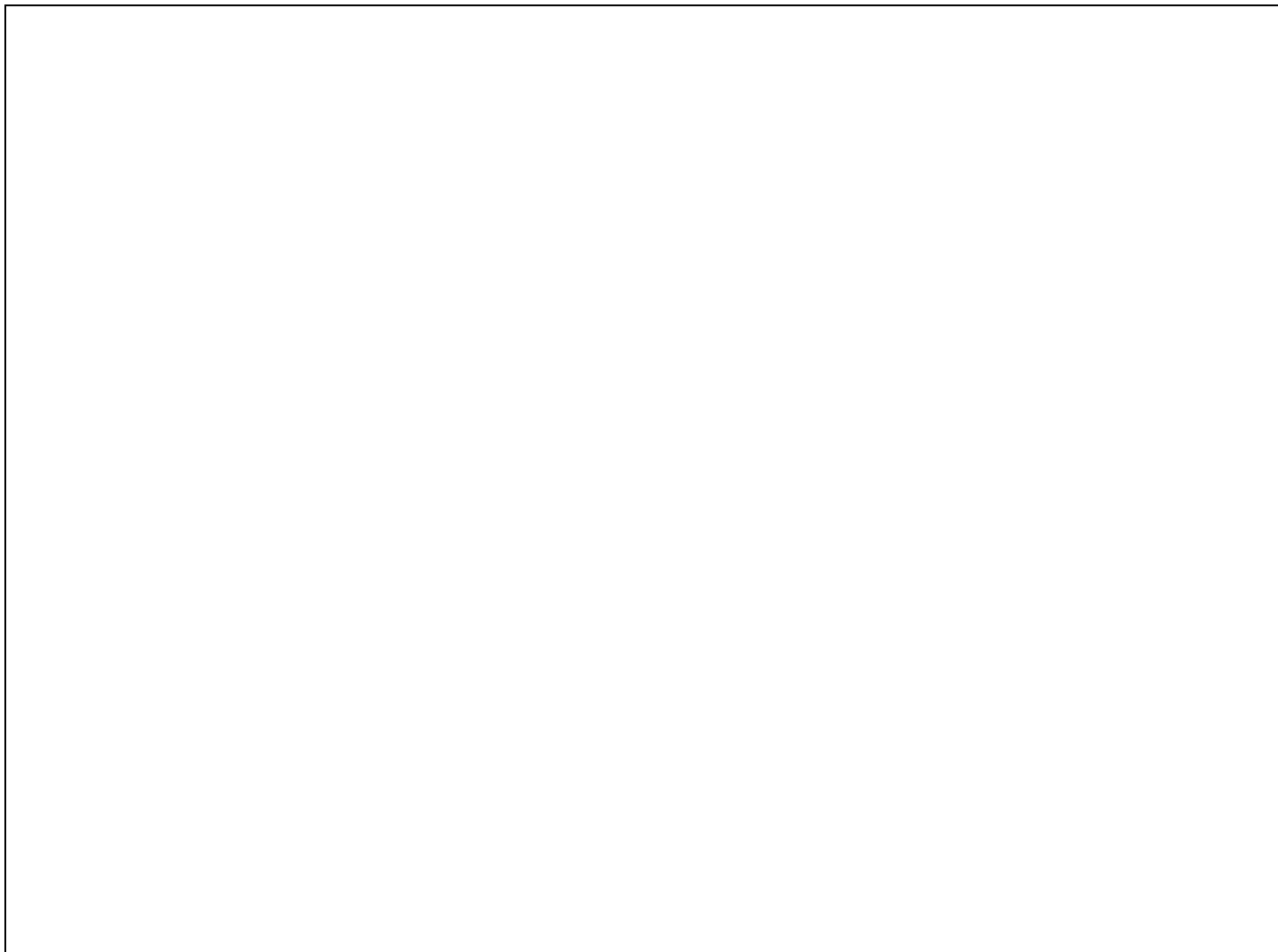
ADDITIONAL INFORMATION

TO VIEW: Tel: **01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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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.



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