

# CONSTANTINE COURT, PARK ROAD NORTH, MIDDLESBROUGH, TS1 3GA



- ▲ High Standard Retirement Apartment with One Double Bedroom
- ▲ Chain Free & Really Nicely Positioned on the First Floor
- ▲ Spacious Lounge/Diner with French Doors onto a Westerly Facing Private Balcony
- ▲ Well Managed & Maintained Development

- ▲ Comfortable Residents Lounge, On-Site House Manager, Security Intercom System & Guest Bedrooms
- ▲ 24/7 Emergency Pull Cord System Installed in All Flats
- ▲ Conveniently Located near Linthorpe Road, On a Great Bus Route & Within Close Proximity to Albert Park

**£49,950**

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This really handy situated McCarthy & Stone built retirement apartment is nicely positioned on the first floor and has the advantage of a private, sunny westerly facing balcony with views up and down Linthorpe Road (so there's always plenty going on) and across to Ayresome Gardens Park.

Constantine Court is brilliantly looked after, well managed development of retirement apartments, available to single persons aged 60 years or over or couples with a joint age of 60 years and 55 years or over. It's on a great bus route, you can walk to Albert Park in a few minutes, Middlesbrough town centre is less than a mile away and you are next door to the One Life Centre and Doctors Surgery.

Numerous other attractions include cared for communal gardens, a resident's car park, friendly, helpful on-site house manager, staircase and lifts to all floors, guest bedrooms, comfortable communal residents lounge, resident's laundry room and security intercom system.

Very briefly the accommodation comprises communal reception/entrance hall, private hallway, lounge with French doors opening onto the balcony, well equipped kitchen, one double bedroom with built in wardrobes and shower room with a smart modern white suite.

#### GROUND FLOOR

**COMMUNAL ENTRANCE/RECEPTION HALL** - With staircase and lift to all floors. Comfortable residents lounge, guest bedrooms, resident's laundry and house managers office.

#### ACCOMMODATION

**PRIVATE ENTRANCE HALL** - With deep built-in storage cupboard, woodgrain effect laminate flooring and security intercom system.

#### **LOUNGE DINER - 5.82m x 3.25m (19'1" x 10'8")**

With UPVC double glazed French doors opening onto a private westerly facing balcony with views up and down Linthorpe Road and across to Ayresome Gardens Park. Stove effect electric fire on marble hearth and inlay with fire surround. Independent electric night storage heater and double doors open into .....

**TO VIEW:** Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH

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## **KITCHEN - 2.44m (8') (max) x 2.3m (7'7") (Irregular Shape)**

Good looking range of modern Maplewood style shaker design wall, drawer and floor cupboards, granite effect roll top work surfaces with ceramic tiled splash backs and a single drainer stainless steel sink unit. Built-in electric oven and four ring gas hob with cooker extractor canopy. Freestanding fridge freezer included. Woodgrain effect laminate flooring and electric space heater.

## **DOUBLE BEDROOM - 4.11m x 2.8m (13'6" x 9'2")**

Built-in wardrobes with mirror face doors and electric night storage heater. Floor to ceiling picture window overlooking Linthorpe Road and across to Ayresome Gardens Park.

**SHOWER ROOM/WC** - With a smart modern white three-piece suite comprising shower enclosure with thermostat mixer shower unit, vanity wash hand basin with cabinet below and close couple WC. Tile effect bathroom wall panelling, extractor fan and white towel radiator.

## **EXTERNALLY**

**GARDENS & PARKING** - There are attractive cared for communal gardens surrounding the development, a resident's car park and outside sitting areas.

## **AGENTS NOTE:**

Ground Rent: £385 Per annum  
Service/Maintenance Charge: £1,553.24 per annum

**AGENTS REF:** - IM/GD/MID200298/27032024

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

**TO VIEW:** Contact our Middlesbrough office on

Tel: **01642 254222**



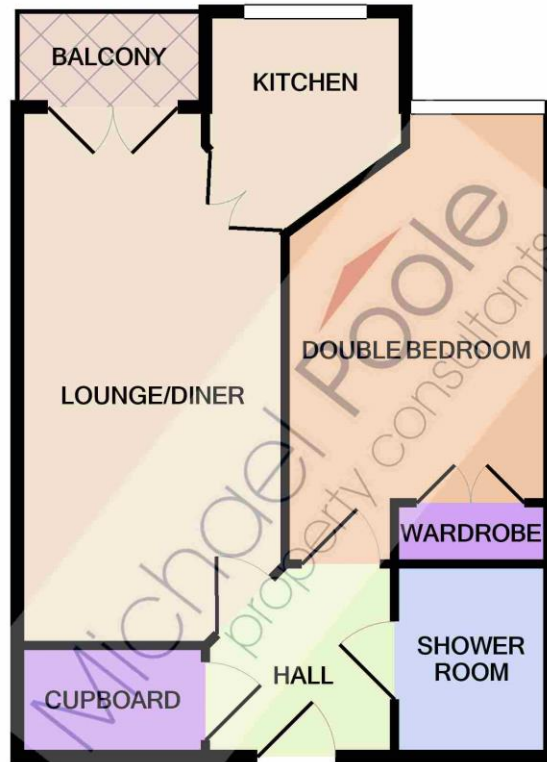
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A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront is illuminated by a bright blue neon sign that reads "Michael Poole property consultants". The windows display various property listings and brochures. The building is a multi-story structure with a brick facade.

Do you have a property you  
need to sell  
**before** you can buy?

Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market



TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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