

CONSTANTINE COURT, MIDDLESBROUGH, TS1 3GA



- ▲ Well Looked After First Floor Retirement Apartment with One Double Bedroom
- ▲ 19ft Lounge/Diner with French Doors onto a Private Balcony Overlooking Linthorpe Road
- ▲ Really Well Managed & Carefully Maintained Development Comfortable Residents Lounge, On-Site House

- ▲ Manager, Security Intercom System & Guest Bedrooms
- ▲ 24/7 Emergency Pull Cord System Installed in All Flats
- ▲ Nice Views Up & Down Linthorpe Road, On a Great Bus Route & A Few Moments Away from Albert Park

£40,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This is a lovely example of a comfortable, well looked after McCarthy & Stone built retirement apartment that's nicely positioned on the first floor and has a balcony looking across Linthorpe Road towards Ayresome Gardens Park.

Constantine Court is a particularly well managed and cared for development of retirement apartments available to persons aged 60 and over. It has a comfortable residents lounge, staircase, and lifts to all floors, on site house manager, security intercom system, communal laundry, guest bedrooms, resident's car park and communal gardens.

The apartment comprises a private entrance hall with a deep storage cupboard, lounge/dining room with French doors opening onto the balcony, kitchen, one double bedroom with built-in wardrobes and bathroom with a three piece suite and shower.

ACCOMMODATION

HALLWAY - 2.44m x 2.03m (8' x 6'8")
With electric heater.

DEEP CUPBOARD - 1.88m x 1.2m (6'2" x 3'11")
With electric unit and central heating for water.

SITTING/DINING ROOM - 2.7m x 5.82m (8'10" x 19'1")
With electric fire, electric heater and double doors opening to the balcony.

BALCONY - 1.52m x 0.84m (5' x 2'9")

KITCHEN - 2.57m x 2.3m (8'5" x 7'7")
With woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven and four ring electric hob with tiled splashback and extractor fan, under counter fridge, stainless steel sink unit and lino flooring.

BEDROOM - 3.23m x 5.84m (10'7" x 19'2")
With electric heater and built-in wardrobe.

SHOWER ROOM - 1.57m x 2.03m (5'2" x 6'8")
White three-piece suite comprising close coupled WC, vanity wash hand basin and shower cubicle with thermostat mixer tap and tiled walls.

AGENTS REF: - TM/LS/MID230097/17022023

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

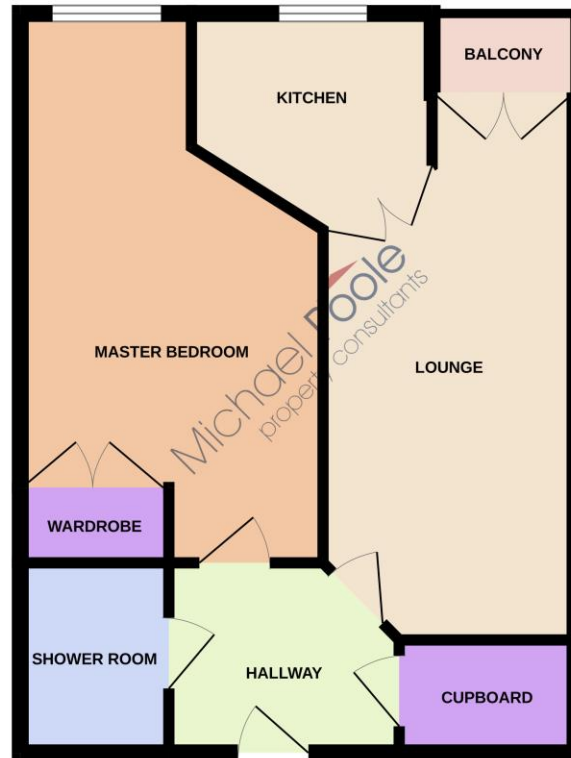
TO VIEW: Contact our Middlesbrough office on
Tel: **01 642 254222**

TO VIEW: Tel: **01 642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk

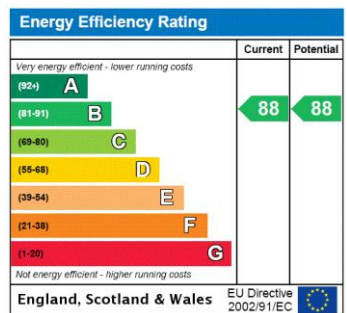


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

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 Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH