

CONSTANTINE COURT, MIDDLESBROUGH, TS1 3GA



- ▲ Enjoying Views Looking Across Linthorpe Road Towards Ayresome Gardens Park
- ▲ A Great Example of a Comfortable, Well Looked After McCarthy & Stone Built Retirement Apartment
- ▲ Nicely Positioned on The Third Floor
- ▲ Available To Persons Aged 60 & Over
- ▲ Security Intercom System

£45,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Ideal for anyone looking for a social and secure over 60s retirement flat. With great views out of the third floor window and plenty of other occupants in the development, you're sure to make friends.

Just a stone's throw from Linthorpe Village you've got an abundance of shops, pubs, restaurants and more. It's located on a major bus route providing you with access to the majority of Teesside.

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 where social activities take place. There are walks around Albert Park which is on your doorstep.

There's access to the upper floors via either a staircase or lift, an onsite house manager, security intercom system, communal laundry, resident's car park and communal gardens which are lovely in the sunny summer months.

The apartment comprises a private entrance hall with a deep storage cupboard, lounge/dining room, kitchen, one double bedroom with bespoke built-in storage & window seat and finally a bathroom with a three piece suite and over bath shower.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

ACCOMMODATION

PRIVATE ENTRANCE HALL - With deep storage cupboard.

LOUNGE/DINER - 6.93m x 3.23m (22'9" x 10'7")

With electric flame effect fire in surround and electric radiator.

KITCHEN - 2.26m x 2.67m (7'5" x 8'9")

With woodgrain effect wall, drawer, and floor units, work surface, under counter fridge and under counter freezer, electric oven, four ring electric hob with extractor fan, and stainless steel sink unit.

BEDROOM - 2.82m x 4.7m (9'3" x 15'5")

With electric radiator, built-in wardrobes with bi-folding doors and extra bespoke fitted storage with window seat enjoying views overlooking Ayresome Gardens Park.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk



CONSTANTINE COURT, TS1 3GA

BATHROOM - 1.83m x 2.08m (6' x 6'10")

Comprising close coupled WC, vanity wash hand basin, bath, over bath shower, and tiled walls.

EXTERNALLY

RESIDENT PARKING & COMMUNAL GARDENS

AGENTS REF: - TM/LS/MID230733/09012024

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

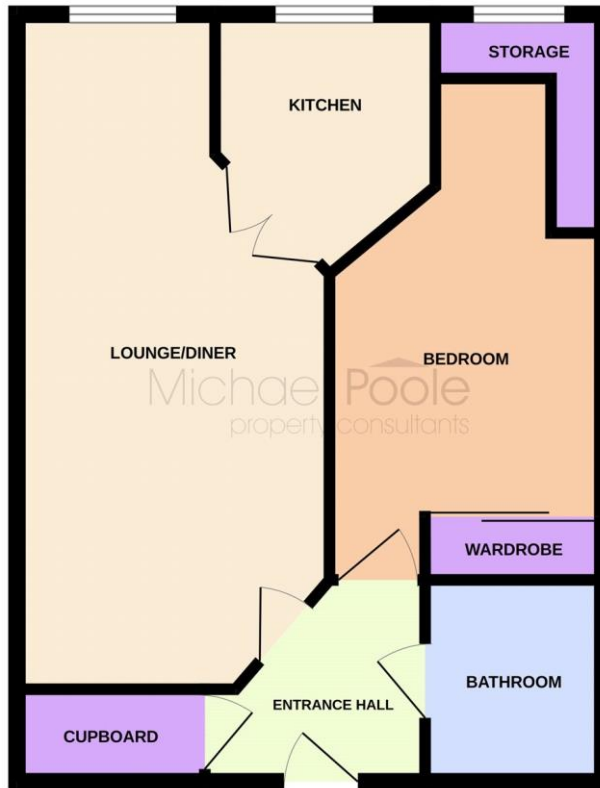
TO VIEW: Contact our Middlesbrough office on
Tel: **01642 254222**



CONSTANTINE COURT, TS1 3GA



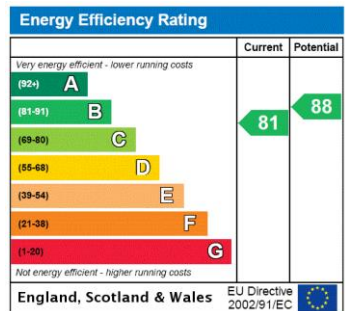
GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 sq.m.) approx.

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 ©2024

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