



The Ladle, Middlesbrough TS4 3SL

welcome to

The Ladle, Middlesbrough

Situated within the popular residential development of The Ladle, this well-presented two-bedroom ground floor apartment offers comfortable, low-maintenance living, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors alike.

Entrance

Enter through communal door into communal hallway, fire door leading into hallway.

Hallway

Coved cornicing, storage cupboard, radiator.

Lounge

15' 2" x 15' 3" (4.62m x 4.65m)

UPVC double glazed window to front, TV point, telephone point, coving to ceiling, electric fire with decorative fire surround.

Kitchen

8' 3" x 11' 7" (2.51m x 3.53m)

UPVC double glazed window to side and front, integral electric oven, four ring gas hob, sink with draining board and mixer tap, extractor fan, integral fridge/freezer, plumbing for dishwasher, recess for fridge/freezer, radiator.

Bathroom

Toilet, wash hand basin, bath, UPVC double glazed windows, wall mounted shower.

Bedroom 1

11' 9" x 12' (3.58m x 3.66m)

UPVC double glazed window to side and rear, built in wardrobes, access to en suite, radiator.

En Suite

Double shower cubicle, wash hand basin, toilet, UPVC double glazed window to rear.

Bedroom 2

9' 2" x 11' 7" (2.79m x 3.53m)

UPVC double glazed window to front, radiator, fitted wardrobes with sliding doors.

Externally

Allocated parking, communal parking.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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The Ladle, Middlesbrough

- GROUND FLOOR FLAT
- TWO WELL-PROPORTIONED BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- GREAT FOR DOWNSIZERS
- ALLOCATED & COMMUNAL PARKING

Tenure: Leasehold EPC Rating: C

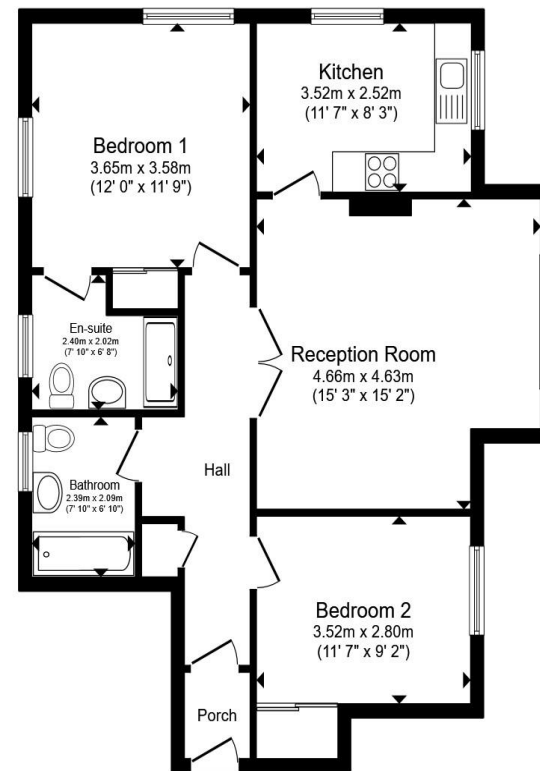
Council Tax Band: D Service Charge: 1889.37

Ground Rent: 216.42

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Total floor area 72.6 m² (782 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
MAR112300 - 0004

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