



9 Roseberry Mews Guisborough R

Offers Over £55,000



Michael Poole
SALES · LETTINGS · AUCTIONS





9 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

A one bedroom ground floor retirement apartment offered for sale with no forward chain and offering easy access to local amenities and transport links.

- A One Bedroom Ground Floor Retirement Apartment
- No Forward Chain
- Popular Location Close to Local Amenities & Transport Links
- Modern Fitted Kitchen with Integrated Appliances
- Bedroom with Built-In Wardrobes & Bedroom Furniture
- Lounge Diner with French Doors Opening to Communal Garden
- Security Intercom Entry System
- Communal Lounge, Laundry Room & Gardens

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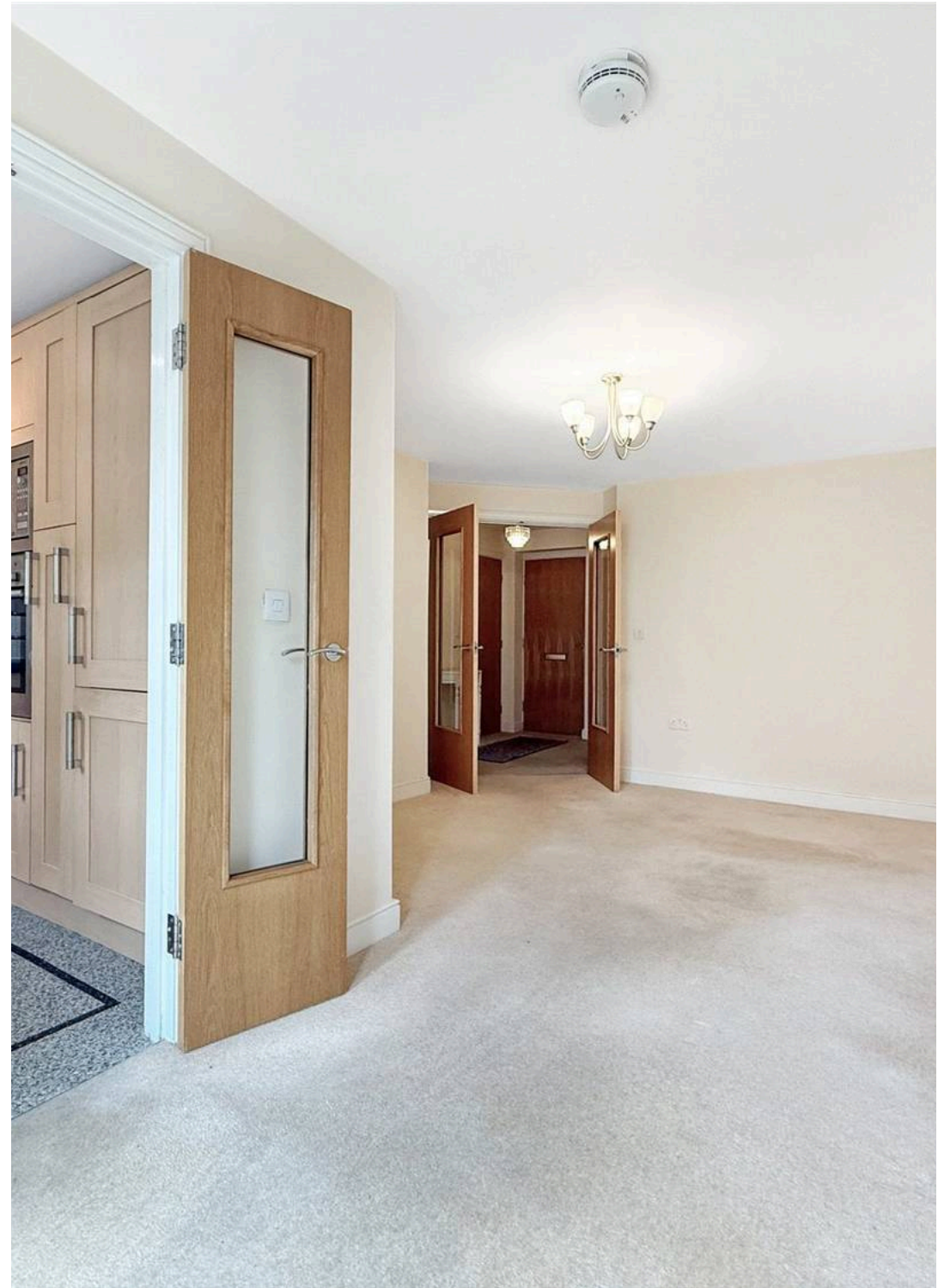
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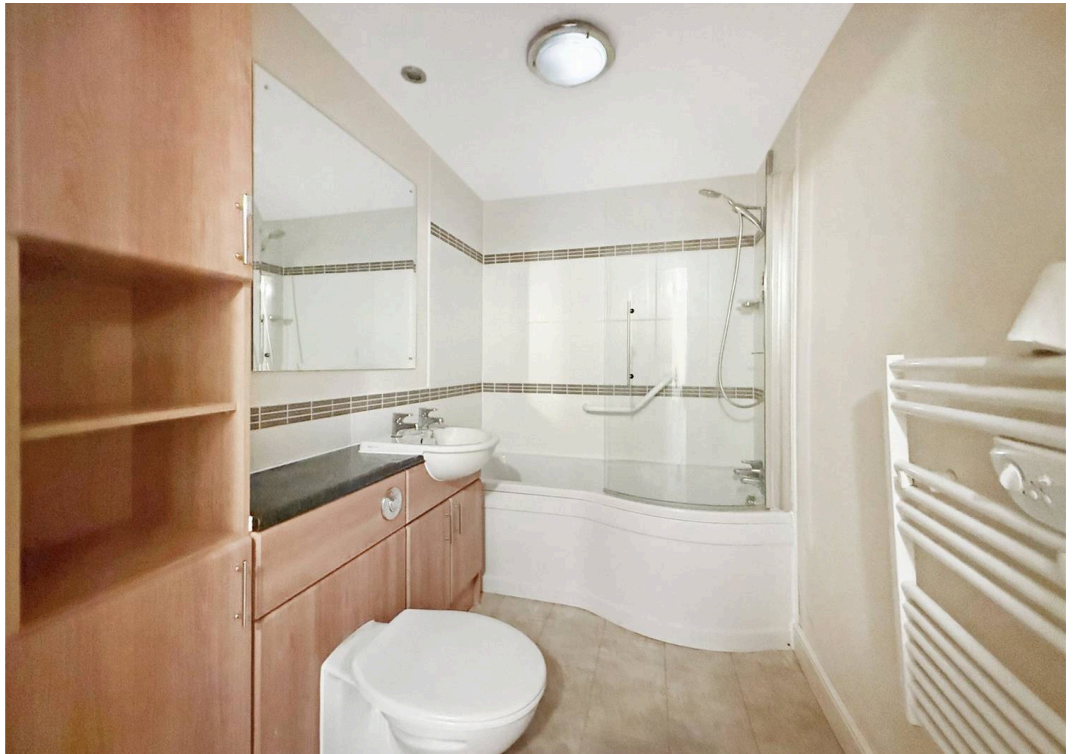
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hall – With large storage cupboard.

Bathroom 8' 8" x 5' 7" (2.64m x 1.70m)

White suite comprising P' shaped bath with shower over and screen, low level WC and wash hand basin in vanity style unit.

Lounge Diner 18' 4" x 11' 4" (5.60m x 3.45m)

With French doors opening to a lawned area. Please note this is not owned by the property but does have access.

Kitchen 7' 7" x 7' 7" (2.30m x 2.30m)

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

Bedroom 18' 6" x 9' 1" (5.64m x 2.77m)

With fitted wardrobes and bedroom furniture.

Agents Note: Ground Rent: £1,523 PA
Service/Maintenance Charge: £2,165 PA

Additional Information – The property is entered via an intercom security system and has the benefit of communal facilities including a living area, laundry room, guest facilities and well maintained gardens.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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