



The Old College Roman Road, Middlesbrough TS5 5PQ

welcome to

The Old College Roman Road, Middlesbrough

Set within the prestigious surroundings of the former Kirby College in Linthorpe, this exceptional first-floor apartment offers an exclusive opportunity for over 55s seeking comfort, security, and elegant living.

Entrance

Enter through communal door leading to communal hallway, access property through fire door which leads into hallway.

Hallway

Storage cupboard, UPVC double glazed window to side, radiator.

Lounge

11' 8" x 19' 6" (3.56m x 5.94m)

UPVC double glazed mock sash windows, electric flame effect fire, radiator.

Kitchen/Diner

11' 10" x 16' (3.61m x 4.88m)

Base and wall units with complementary work surfaces, electric oven with grill, four ring electric hob, integrated extractor fan, integrated fridge, plumbing for dishwasher, radiator, storage cupboard, recess for appliances.

Bedroom 1

11' 7" x 12' 10" (3.53m x 3.91m)

Mock sash windows, radiator, built in storage cupboard.

En Suite

Toilet, vanity wash basin with mixer tap, cubicle shower, chrome towel rail radiator, extractor fan.

Bedroom 2

11' 3" x 11' 8" (3.43m x 3.56m)

Radiator, mock sash windows, built in storage cupboard.

Bathroom

Toilet, vanity wash basin with mixer tap, shower bath with splash back tiles, chrome radiator, extractor fan,

storage cupboard.

Externally

Beautifully maintained grounds, two designated parking spaces, visitor parking, also benefits from its own storage locker which is located communally.

Agents Note:

Please note this property is subject to an age restriction, with residency limited to individuals aged 55 years and over. Prospective purchasers must meet this age requirement in accordance with the development's occupancy criteria. Further details are available upon request.





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The Old College Roman Road, Middlesbrough

- CHAIN FREE
- LOCATED ON BEAUTIFUL GROUNDS
- SPACIOUS THROUGHOUT
- TWO PARKING SPACES & VISITOR PARKING
- BENEFITS FROM ITS OWN STORAGE LOCKER

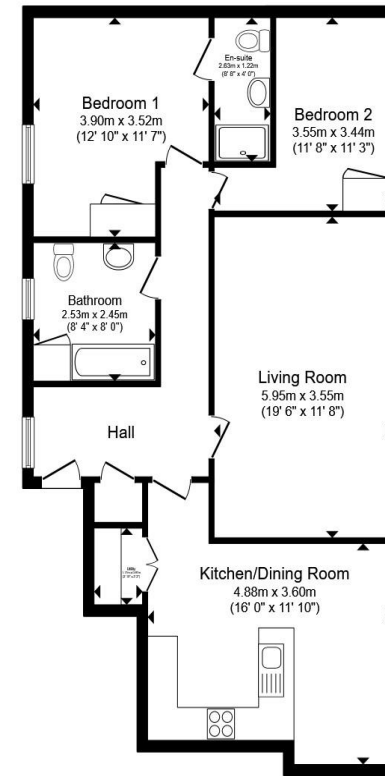
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1481.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130 000



Total floor area 86.9 m² (935 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:
MAR110803 - 0009

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