



The Ladle, Middlesbrough TS4 3SL

welcome to

The Ladle, Middlesbrough

An exclusive and spacious three bedroom apartment situated in a sought after area. This apartment consists of a spacious lounge and a modern fitted Kitchen. This home benefits from a master bedroom with an en - suite, a further two bedroom and family bathroom.

Entrance Hall

Entered via fire door, coved cornicing, storage cupboard and radiator.

Living Room

15' 9" x 12' 6" (4.80m x 3.81m)
UPVC double glazed window to side and rear, TV point, telephone point and radiator.

Kitchen

13' 7" x 8' 4" (4.14m x 2.54m)
Wall and base units with complimentary work surfaces, four ring gas hob, integral electric oven, plumbing for washing machine, sink/drain, extractor fan, recess for fridge/freezer, spotlights and UPVC double glazed window to rear.

Bedroom 1

10' 6" x 11' 7" (3.20m x 3.53m)
UPVC double glazed window to side, radiator.

Ensuite

Wash hand basin, WC, double shower cubicle, chrome heated towel rail and extractor fan.

Bedroom 2

10' 6" x 10' 10" (3.20m x 3.30m)
UPVC double glazed window to side, radiator.

Bedroom 3

7' 1" x 8' 6" (2.16m x 2.59m)
UPVC double glazed window, radiator.

Bathroom

Low level low flush WC, wash hand basin with mixer tap, bath with shower over, part tiled walls and chrome heated towel rail, UPVC double glazed window to side.

Externally

Visitor parking, allocated parking, beautifully maintained grounds.

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 APARTMENT
- READY TO MOVE INTO
- NATURALLY LIT LOUNGE
- ENSUITE TO THE MASTER BEDROOM
- SPACIOUS THROUGHOUT

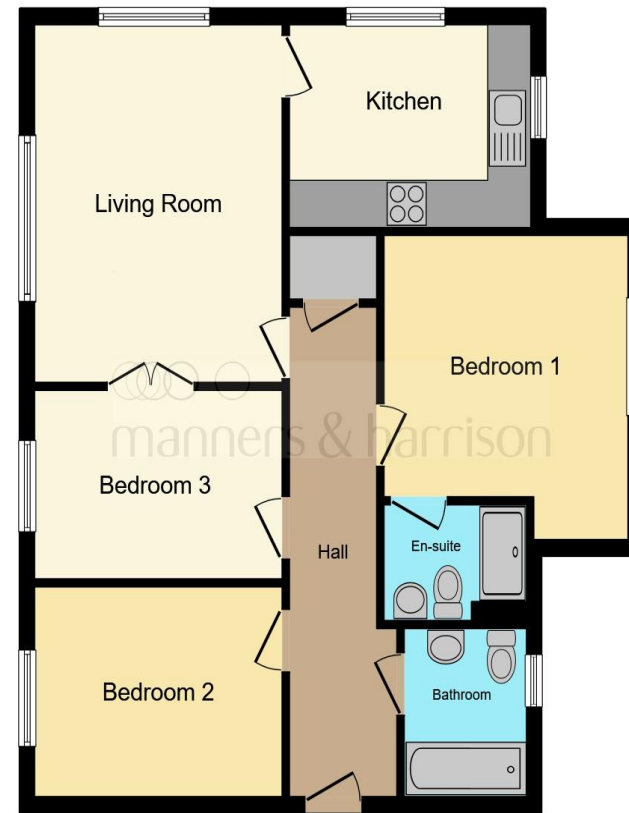
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2100.00

Ground Rent: 230.00

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



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.focalagent.com

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Property Ref:
MAR111168 - 0008

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