



## 2 bed apartment to buy in TS20

Anstey House, Norton, Stockton-on-Tees,  
Durham, TS20 1HT

**£74,995**

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ NO ONWARD CHAIN
- ✓ CLOSE TO NORTON HIGH STREET
- ✓ SPACIOUS LOUNGE
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Positioned within easy reach of Norton Village Green and the bustling Norton High Street, this impressive first floor corner apartment offers stylish and versatile accommodation in one of the area's most desirable locations. Perfectly suited to first time buyers, those looking to downsize or purchasers seeking a low maintenance lock-up-and-leave home, the apartment combines modern presentation with excellent convenience and with the added benefit of a sheltered parking space.

Accessed via a secure communal entrance with mobile phone intercom system and lift access to all floors, the apartment itself is beautifully presented throughout. The welcoming hallway provides access to all rooms and creates a lovely sense of flow through the home.

The spacious lounge is flooded with natural light thanks to its dual aspect windows and enjoys direct access onto a private balcony, an ideal spot to enjoy a morning coffee or unwind at the end of the day. Open plan to the lounge is a modern fitted kitchen featuring contemporary slab style units with stainless steel handles, square edged work surfaces, circular sink and drainer, metro tiled splash backs, integrated hob with oven beneath and extractor hood above, along with space for a fridge freezer and plumbing for a washing machine.

One of the standout features of the apartment is the generous primary bedroom, formerly two separate rooms and now transformed into an exceptionally spacious principal suite. Bedroom two also offers excellent proportions and flexibility for guests, home working or additional living space.

Completing the accommodation is a stylish bathroom fitted with a modern three piece white suite incorporating a shower over the bath.

A fantastic opportunity to acquire a well presented apartment in a highly connected and sought after part of Norton. Early viewing is highly recommended through our Norton team.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 125 years from 25 March 1978

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £1,560.00

Price: £74,995

Property Type: Apartment

Parking: Garage

Heating: Electric

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.73m x 4.36m (15'6" x 14'3")



### Kitchen

3.06m x 1.90m (10'0" x 6'2")



### Bedroom 1

6.39m x 2.75m (20'11" x 9'0")



### Bedroom 2

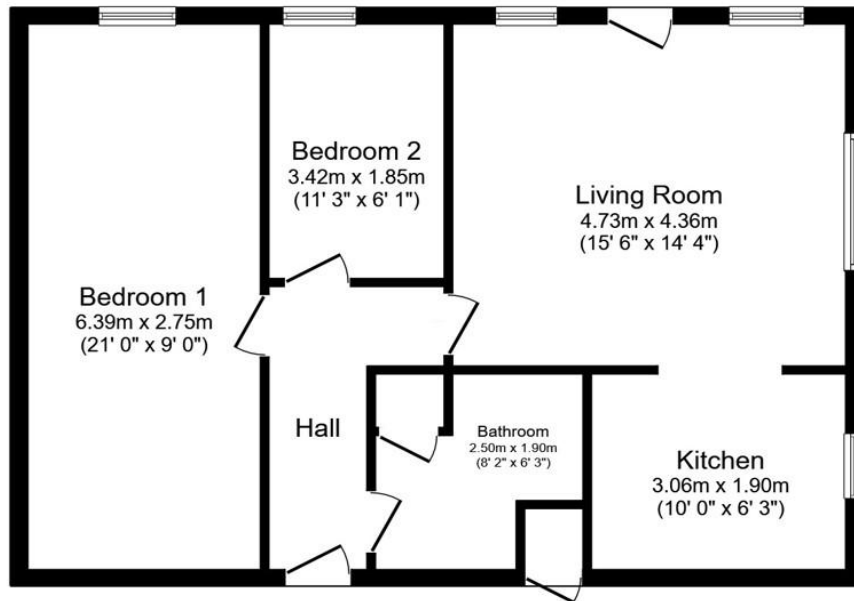
3.42m x 1.85m (11'2" x 6'0")



### Bathroom

2.50m x 1.90m (8'2" x 6'2")





Floor Plan

Total floor area: 68.4 sq.m. (737 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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