



## 24 Carmel Gardens

Norton, Stockton-On-Tees, TS20 2TD

Guide price £45,000

Guide Price £45,000+

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 27th March 2025 this vacant, two bedroom duplex flat in the ever popular area of Norton, Stockton on Tees.

The spacious layout, briefly comprises: Hallway immediately off the entrance, with staircase to first floor, fitted kitchen and large lounge to rear. To first floor are two bedrooms, one with fitted wardrobes and a white family bathroom WC.

The property has previously been let out and commands a rental in the region of £550 PCM, which would return a BTL investor in the region of 14.67% against the advertised Guide Price. The lease has 84 years remaining with an annual ground rent of £100 and a monthly service charge of £48 PCM, which includes the building insurance.

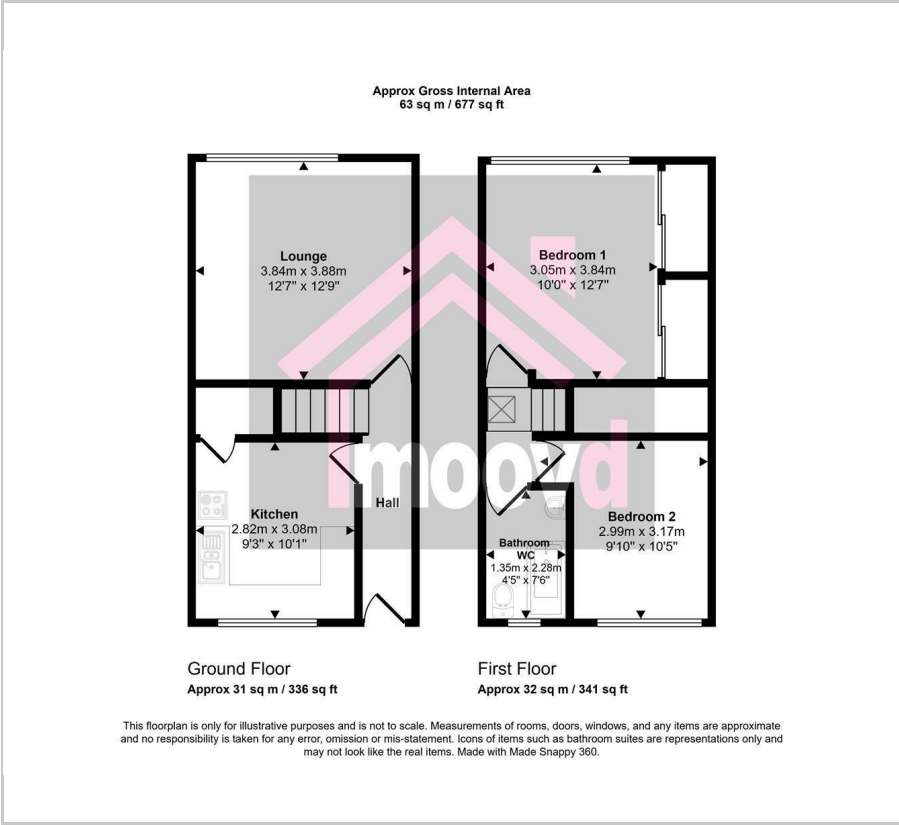
We highly recommend an internal viewing of this property. Viewings are strictly by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction
- 27th March 2025
- Two bedroom duplex flat
- Vacant possession
- Perfect BTL investment
- INTERESTED? VIEW ME!





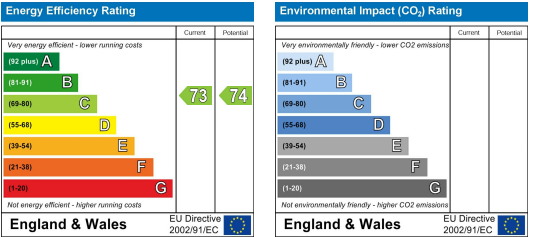
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Carter House Pelaw Leazes Lane, Durham City, Co Durham, DH1 1TB  
Tel: 0191 9097020 Email: enquiries@moovd.co.uk