



## 30 Northpark

High Grange, Billingham, TS23 3SX

**Offers in excess of £80,000**



For Sale With The Advantage Of No Onward Chain - Welcome To This Charming First-Floor Apartment Located In The Sought-After Northpark Area Of High Grange In Billingham. This Delightful Flat Boasts A Spacious Layout With A Dual Aspect, Allowing Natural Light To Flood In And Brighten Up The Living Space.

Upon Entering, You Are Greeted By An Inviting Open Plan Lounge Kitchen/Diner, Perfect For Entertaining Guests Or Relaxing After A Long Day. The Fully Tiled Bathroom Features A Pristine White Suite And An Over Bath Shower, Providing Both Style And Convenience.

This Lovely Apartment Offers Two Good-Sized Bedrooms, Complete With Oak Internal Doors Adding A Touch Of Elegance To The Space. Additionally, The Property Includes Off-Road Parking In Designated Bays, Ensuring Convenience For Residents, As Well As Visitor Parking For Guests.



**Location:**

Delightfully Positioned In A Sought After Area. Situated In A Cul-De-Sac, North Park, High Grange, Billingham.

- The Owington Farm - 2 Minute Walk
- The Merlin Pub - 10 Minute Walk
- The Kings Arms - 27 Minutes Walk
- Wolviston Services, Toby Carvery, McDonalds & A19 - 2 Minute Drive
- Billingham Town Centre & The Forum Theatre - 5 Minute Drive

Distance Times Estimated Using Google Maps.

**Communal Entrance**

Secure Entrance Door, Staircase Leads To The First Floor.

**Inner Hallway**

Oak Doors Provide Access To The Lounge/Kitchen, Bedrooms & Bathroom, Built-In Storage Cupboard.

**Lounge**

Feature Fireplace, uPVC Double Glazed Box Window & Feature Porthole Window, Radiator.

**Kitchen/Breakfast Area**

18' 0" x 21' 2" inc lounge (5.49m 0.00m x 6.40m 0.61m inc lounge)  
Fitted With A Range Of Base, Wall & Drawer Units. Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Built In Oven, Hob With Overhead Extractor Fan, Breakfast Bar, uPVC Double Glazed Window.

**Bedroom One**

10' 9" x 13' 7" (3.28m x 4.16m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Two**

10' 8" x 7' 8" (3.27m x 2.34m)  
uPVC Double Glazed Window, Radiator.

**Bathroom**

Fitted With A Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Vanity Unit, Radiator, uPVC Double Glazed Window.

**Energy Efficiency Rating: TBC**

The Full Energy Efficiency Certificate Is Available On Request.

**Property Information:**

- Tenure: Leasehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A Estimate £1,569
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: First Floor Apartment, Two Short Flights Of Stairs. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

**Leasehold Information:**

- Lease Start Date: 01/10/2015
- Lease End Date: 01/04/2172
- Lease Term From And Including 2 April 2081 And Ending On And Including 1 April 2172
- Lease Term Remaining 147 years
- Service Charge Approx. £1500 PA & Includes Buildings Insurance & Maintenance/Repairs
- Ground Rent £10 PA

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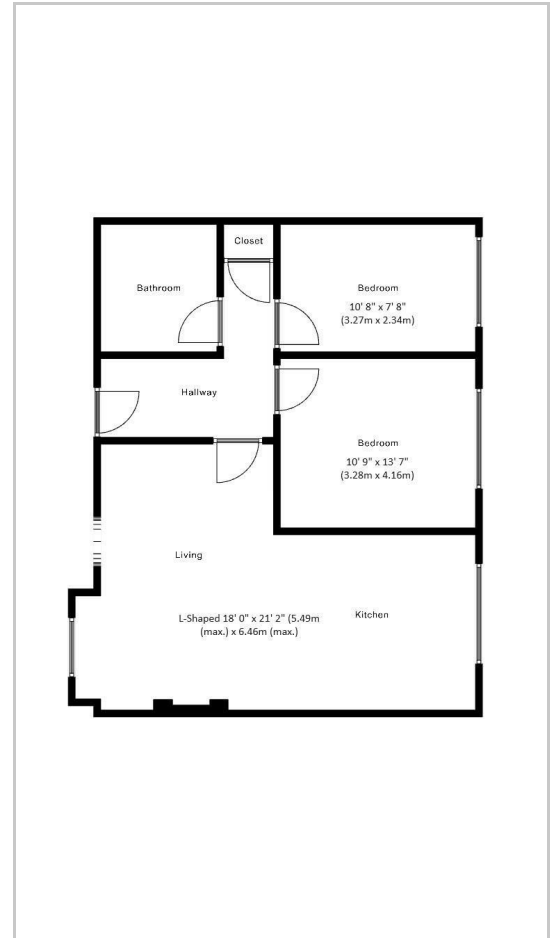
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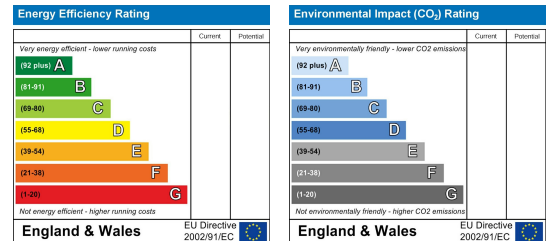
## Area Map



## Floor Plans



## Energy Efficiency Graph



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