



## Flat 2 359 Norton Road

, Stockton-On-Tees, TS20 2PH

**Offers in the region of £55,000**



For Sale With The Advantage Of No Onward Chain! Nestled In The Heart Of Norton, This Charming Flat Is A Hidden Gem Waiting To Be Discovered. Boasting A Generous Size Reception Room, A Comfortable Bedroom, And A Modern Bathroom, This Property Is Perfect For Those Seeking A Tranquil Retreat.

As You Step Inside, You'll Be Greeted By An Inviting Open Plan Kitchen, Ideal For Whipping Up Delicious Meals While Entertaining Guests. The Spacious Living Area Is Bathed In Natural Light, Thanks To The Feature Bay Window That Overlooks The Front Aspect.

The Spacious Double Bedroom Is A Peaceful Sanctuary, Complete With A Convenient Loft Hatch For Further Storage. Imagine Waking Up To The Soft Morning Light Filtering Through The Window, Creating A Serene Atmosphere To Start Your Day.





Location

Attractively Positioned In The District Of Norton, With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Some Of Norton's Popular Bars & Restaurants, Sports Facilities And It's Renowned Tree-Lined High Street & Duck Pond.

- Norton High Street - 6 Minute Walk
- North Shore Academy - 10 Minute Walk
- Norton Primary Academy - 13 Minute Walk
- The Glebe Primary School - 6 Minute Drive

Distance Times As Estimated By Google Maps.

Lease Note:

The lease is dated 13th Nov 2021 and is for 999 years from the 1st of January 2021, which means there's 997 years left.  
Town & City Management Limited  
V.A.T. Reg. No. 828 8504 00. Company Number 06858249.  
Current sum payable towards Service Charges is £1,808,68 (currently paid monthly)  
No animals, birds or reptiles are permitted in the flat without consent.  
Competition of formal notice of transfer of the lease £210.00

Communal Entrance

Flat 2 Is The First Door On The Right.

Entrance Hallway

Entrance Leads To Open Plan Kitchen/Lounge, Bedroom & Bathroom.

Open Plan Kitchen/Lounge

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Breakfast Bar, uPVC Double Glazed Bay Window, Radiator.

Bedroom One

uPVC Double Glazed Window, Radiator.

Bathroom

Fitted With A Three Piece White Suite Comprising; Hand Wash Basin, Walk In Shower, W/C, Radiator.

Loft Space

Insulated.

Energy Efficiency Rating - E

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

- Tenure: Leasehold - Original Lease length 999 years
- Local Authority: Stockton Borough Council
- Service Charge - Approx. £180 per month
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- 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: Ground Floor Flat. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

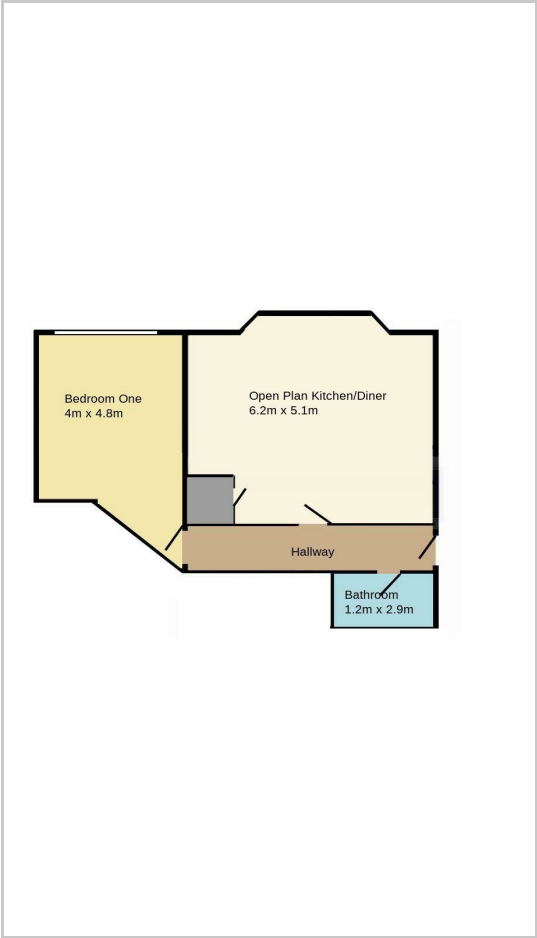
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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.

Area Map



Floor Plans



Energy Efficiency Graph

