



A Prime Location with Great Potential

This well-positioned apartment offers an unbeatable location, just a short walk from the vibrant Norton High Street. Situated on the 5th floor of Gilpin House, the property is offered chain-free with vacant possession, making it an ideal opportunity for both investors and home movers alike.

Gilpin House is a well-managed development featuring lift access to all floors. The apartment comprises a spacious open-plan lounge and kitchen, two bedrooms, and a modern bathroom.

Externally, residents benefit from a private residential car park, and this apartment also enjoys the added advantage of a garage—a rare feature in this sought-after area.

**Gilpin House, Claymond Court, Norton, TS20 1HS**

**2 Bed - Flat**

**£65,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**



Gilpin House, Norton, TS20 1HS

HALLWAY  
2'11 x 9'3 (0.89m x 2.82m)

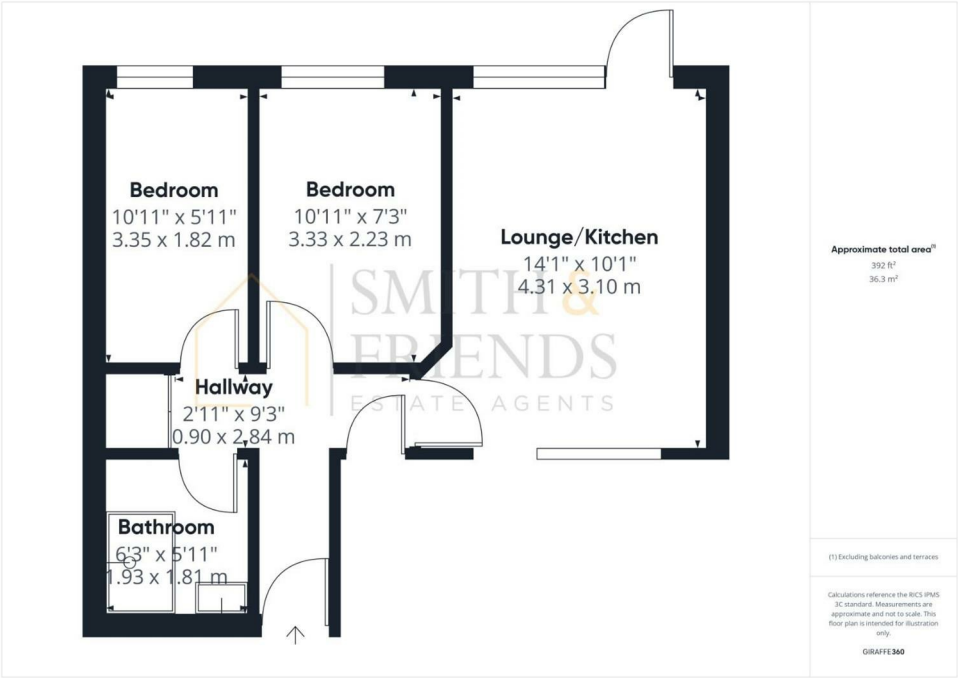
LOUNGE  
14'1 x 10'1 (4.29m x 3.07m)

KITCHEN

BEDROOM ONE  
10'11 x 7'3 (3.33m x 2.21m)

BEDROOM TWO  
10'11 x 5'11 (3.33m x 1.80m)

SHOWER ROOM  
6'3 x 5'11 (1.91m x 1.80m)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) <b>A</b>                          |  |                         |                                                                                       |
| (81-91) <b>B</b>                            |  |                         |                                                                                       |
| (69-80) <b>C</b>                            |  | 78                      | 83                                                                                    |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |