



## High Street, Norton, Stockton-on-Tees, TS20 1DR

Tucked away within a peaceful walled garden setting just moments from Norton's vibrant High Street, this charming ground floor apartment offers the perfect blend of character, convenience and privacy. Surrounded by independent cafés, restaurants, bars and the picturesque duck pond, it presents an ideal opportunity for first time buyers, professionals or those seeking a low maintenance home in a desirable location.

Offered for sale with NO CHAIN, forming part of an attractive period building dating back to the 1800s, the apartment retains a wealth of charm and original features, whilst enjoying a tucked-away position to the rear within a peaceful walled garden setting.

The accommodation is accessed via a private entrance and briefly comprises a fitted kitchen with integrated oven, hob, fridge freezer, and washer/dryer. The spacious lounge is full of character, featuring an attractive fireplace, an oversized traditional door, and decorative coving. The generously sized bedroom benefits from built-in wardrobes, while the recently refitted bathroom is fitted with a modern suite, including a bath with shower over and glass screen.

Further benefits include gas central heating, double glazing throughout, and access to a communal garden, creating a wonderful outdoor space to enjoy.

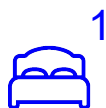
### LEASE DETAILS:

Ground Rent - £50.00 Anually

Service Charge - £60.00 PCM

Length of Lease - Commenced 30/07/2001, 125 years

Offers In Excess Of £115,000





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## LOUNGE

14'1" x 13'9" (4.29m x 4.19m)

## KITCHEN

10'4" x 9'6" (3.15m x 2.90m)

## MASTER BEDROOM

10'3" x 8'9" (3.12m x 2.67m)

## BATHROOM

10' x 4'1" (3.05m x 1.24m)

## LEASEHOLD INFORMATION

101 YEARS REMAINING

ANNUAL GROUND RENT: £50.00 (subject to change)

ANNUAL SERVICE CHARGE: £720.00 (subject to change)

## AML PROCEDURE

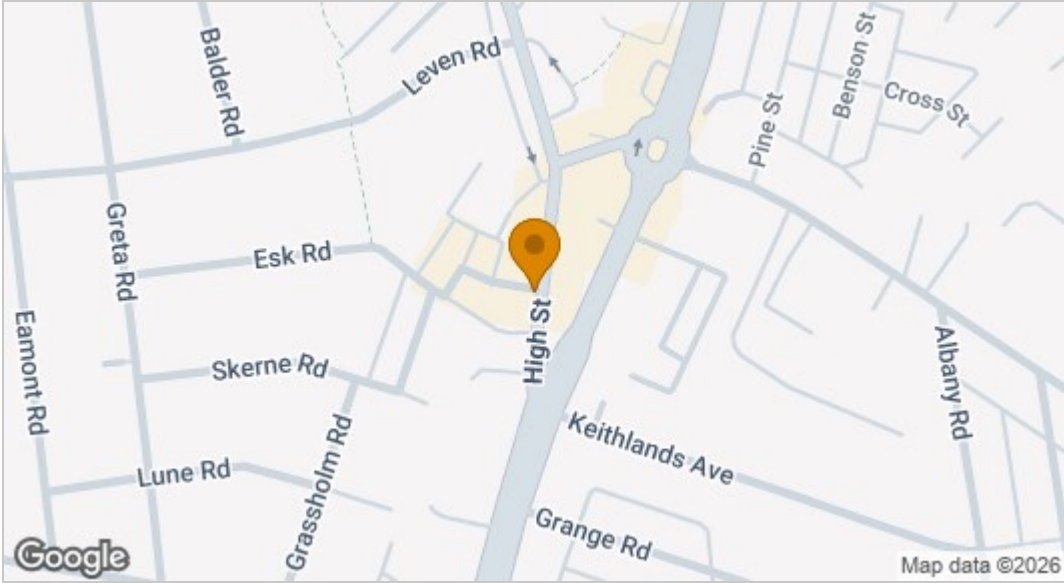
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



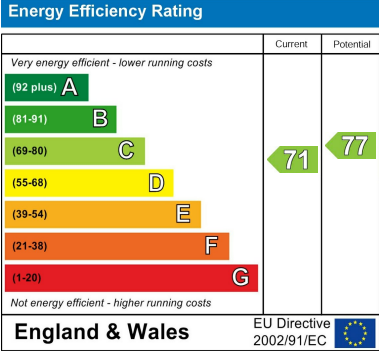




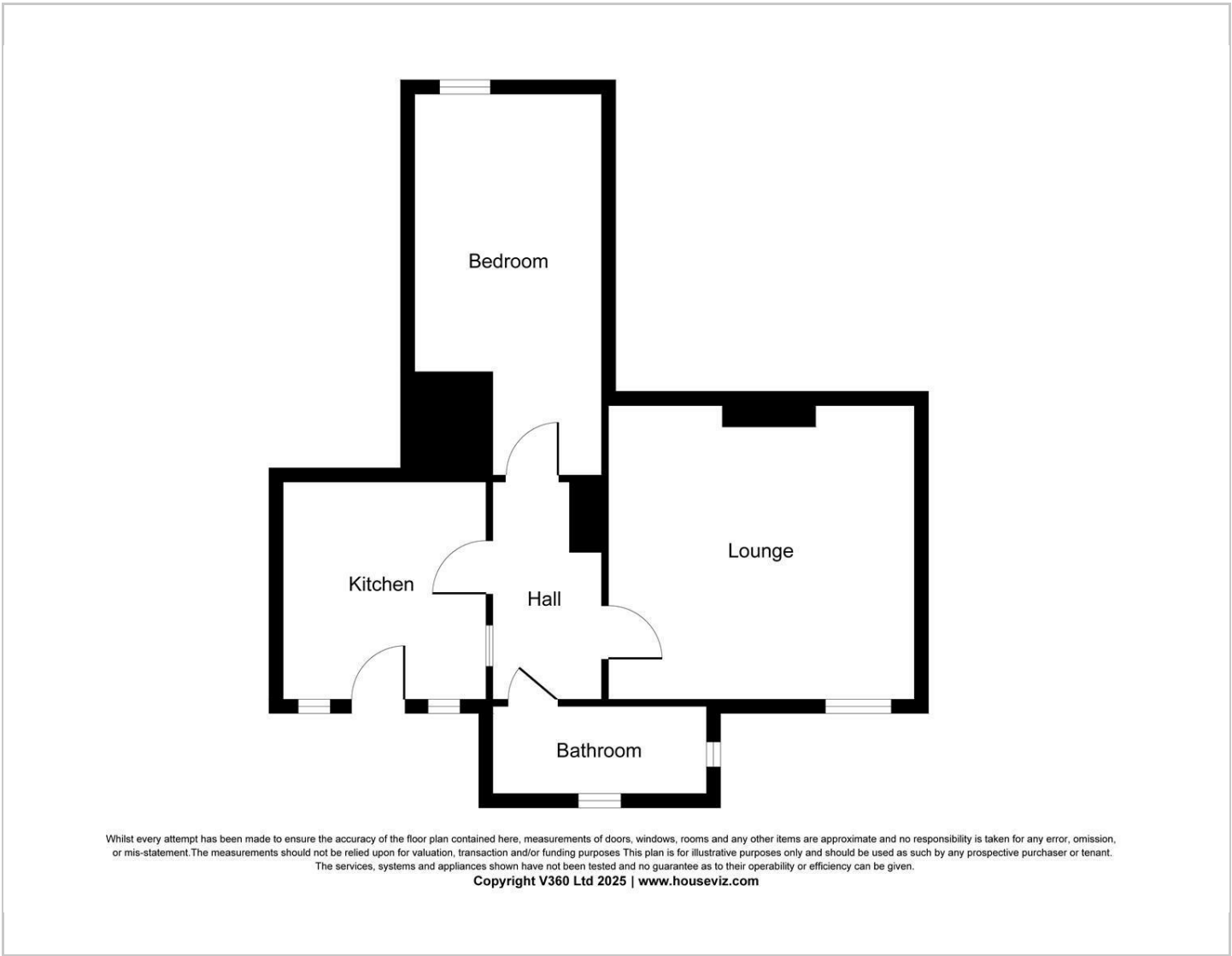
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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