GowlandWhite



Anstey House, Claymond Court, Norton, TS20 1HT

Offered to the market with the added benefit of NO ONWARD CHAIN, this spacious top floor apartment is superbly located within easy walking distance of Norton High Street, village green, and picturesque duck pond.

The property presents an excellent opportunity for buyers seeking a project, offering great scope to modernise and create a contemporary apartment in a sought after location.

Accessed via a communal hall, the apartment benefits from its own hall. The accommodation comprises a generous open plan lounge/kitchen area with direct access to a balcony, three bedrooms, with an additional versatile room ideal for use as a study or a fourth bedroom, and a modern shower room complemented by a separate WC. Although the apartment requires updating, its well laid out floor plan and spacious rooms provide the perfect canvas to add value and personalise the space. Externally, the property enjoys ample parking for both residents and visitors.

Anstey House sits off Darlington Lane, its position ensures that an array of local shops, convenient transport options, and attractive village walking routes are all easily reached.

Offers In The Region Of £40,000

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HALL

LOUNGE
14'5" x 13'3" (4.39m x 4.04m)

KITCHEN
13'0" x 6'2" (3.96m x 1.88m)

BEDROOM ONE
14'3" x 9'4" (4.34m x 2.84m)

BEDROOM TWO
11'1" x 6'5" (3.38m x 1.96m)

BEDROOM THREE
11'1" x 6'4" (3.38m x 1.93m)

STUDY/BEDROOM FOUR
6'5" x 9'3" (1.96m x 2.82m)

SHOWER ROOM
6'5" x 5'0" (1.96m x 1.52m)

W/C
4'5" x 2'9" (1.35m x 0.84m)

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.

LEASEHOLD INFORMATION
LEASE TERM: 130 years from 25 March 1973 - 77 years remaining

ANNUAL GROUND RENT: TBC

ANNUAL SERVICE CHARGE: £1,560 effective from 1st March 2026











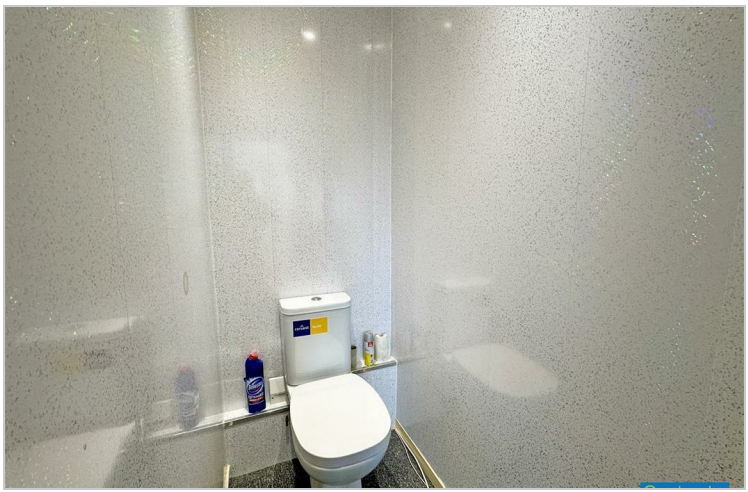






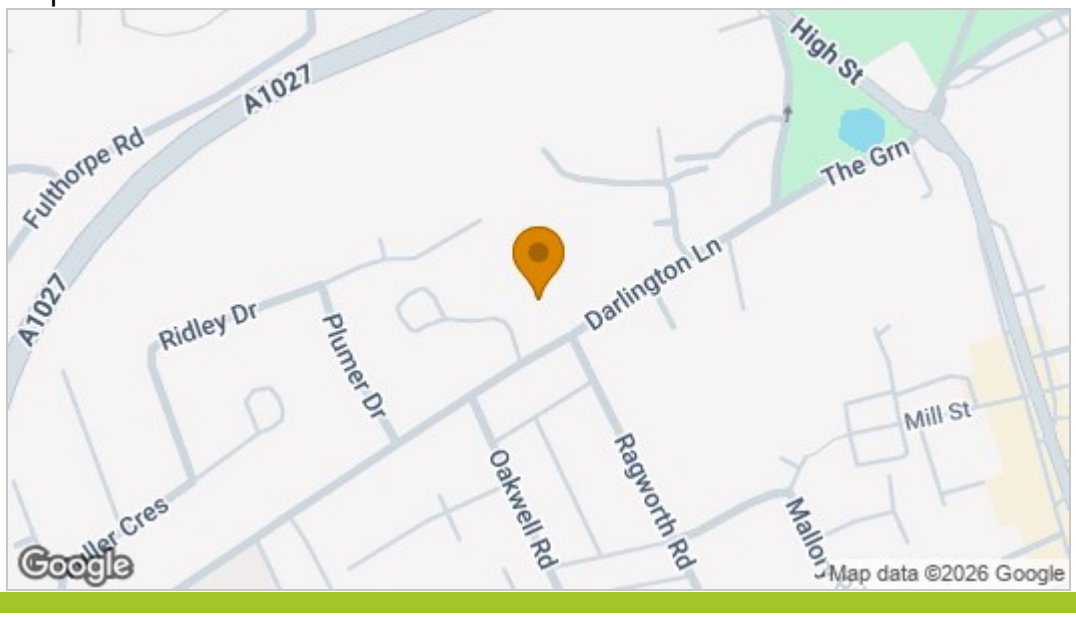




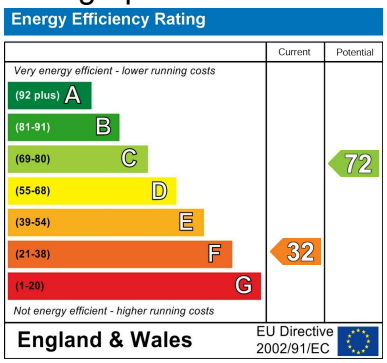




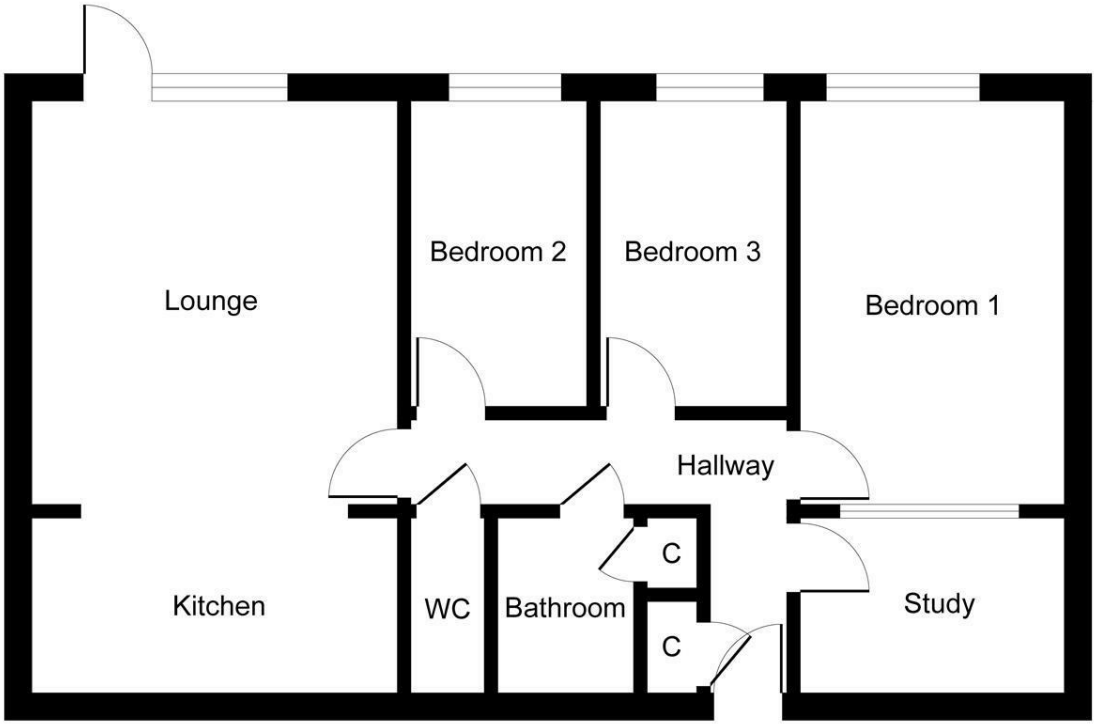
Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

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

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.

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