



## 2 bed apartment to buy in TS20

Gilpin House, Norton, Stockton-on-Tees,  
Durham, TS20 1HS

# £49,995

 x2  x1  x1

Tenure

**Leasehold**

Garage parking

Chain free

## Property features

- ✓ SELLING WITH NO ONWARD
- ✓ CLOSE TO NORTON HIGH STREET
- ✓ IDEAL FIRST HOME OR
- ✓ TWO BEDROOMS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

## Description

Located on the sixth floor, providing skyline elevated views, this well-presented apartment enjoys a prime position close to Norton Green and the vibrant Norton High Street. Ideal for first-time buyers, downsizers, or investors, the property is offered with the convenience of NO ONWARD CHAIN and the added option of being sold fully inclusive of all furnishings.

The communal entrance features both stairs and a lift providing access to all floors. Inside, the apartment offers a modern layout with a private entrance leading to all rooms. The bright and airy open-plan living space includes a contemporary fitted kitchen with integrated appliances and a lounge area that opens onto a private balcony, offering views across Norton and Stockton.

There are two bedrooms, a fully tiled and stylish shower room, and further features uPVC double glazing and night storage heating throughout.

Externally, the development includes well-maintained communal grounds with ample residents' and visitor parking, alongside a private garage.

Early viewing is highly recommended to appreciate the location and finish of this apartment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 125 years from 25 March 1978

Price: £49,995

Property Type: Apartment

USPs: Chain free

Parking: Garage, Residents, Visitor

Heating: Electric

## Accommodation

---

### Living Room

4.34m x 3.10m (14'2" x 10'2")



### Kitchen

3.10m x 1.93m (10'2" x 6'3")



### Bedroom 1

3.41m x 2.28m (11'2" x 7'5")



### Bedroom 2

3.41m x 1.85m (11'2" x 6'0")

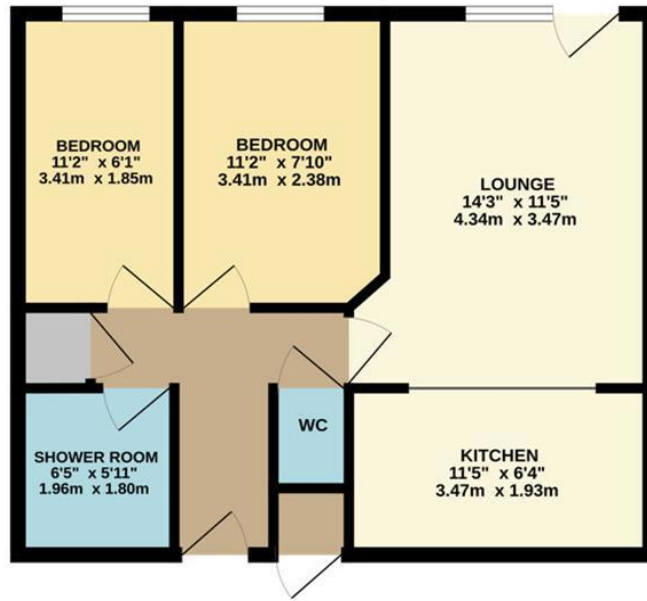


### Bathroom

1.96m x 1.80m (6'5" x 5'10")



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA - 491 sq.ft. (45.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with LettingCAD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Gilpin House, Norton, Stockton-on-Tees, Durham, TS20 1HS

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

